

When Recorded Return To:
Deer Crest Master Association
c/o Diane H. Banks
Fabian & Clendenin
215 South State Street, Suite 1200
Salt Lake City, Utah 84111-2323

Serial
Affects Parcel Nos.
ODC 0001 - U - 022 - 024 to
ODC 0012 - U - 023 - 024 ;
ODC 1001 - 0 - 023 - 024 to
ODC 1093 - 0 - 023 - 024 And
ODC 2055 - 0 - 023 - 024 to
ODC 2148 - 0 - 023 - 024 .

SECOND AMENDMENT TO FINDINGS AND ORDER ON DENSITY DETERMINATION

THIS SECOND AMENDMENT TO DEER CREST DEVELOPMENT AGREEMENT (the "Amendment") is made and executed as of the 7th day of October 2015, by and between Deer Crest Master Association, Inc., a Utah non-profit corporation (the "HOA"), and Wasatch County, a political subdivision of the State of Utah (the "County").

RECITALS

A. Trans-Wasatch Company, Inc., (the "Original Developer") entered into the Density Determination for Telemark Park Resort (the "Density Determination") with the County, effective as of June 20, 2006, which was recorded with the Wasatch County Recorder on August 8, 1996 as Entry No.00188648, in Book 00328, at Pages 684 through 771, affecting the land described in Exhibit A, attached hereto; and

B. The HOA is the successor-in-interest to the Original Developer; and

C. Section VI part 5 of the Density Determination requires that Limits of Disturbance ("LOD") be designated on each lot on both the preliminary and final plat of the development. No LOD was ever included on any recorded plat. Instead a building envelope was designed on each lot within the recorded plat.

D. The Density Determination does not define or describe a building envelope, other than stating the building area, or describe what is allowed outside of the building envelope. While all homes are within the existing and platted building envelopes building areas and outside improvements have largely been limited by building limitations and maximum impervious/pervious area ratios set forth in the recorded Density Determination; and

E. Many lots in Deer Crest have driveways, flatwork, landscaping, pools, decks, and other outdoor amenities that exist outside the envelope and there must be the ability to have some improvements outside of the building envelope. ; and;

F. The HOA and the County desire to amend the Density Determination to define or clarify the differences between the platted building envelope and LOD. They also wish to add Exhibit A showing lot coverage and pervious/impervious lot areas allowed.

W I T N E S E T H

NOW, THEREFORE, the Density Determination is hereby amended as follows, with such amendment to become effective upon the recording of this Amendment in the offices of the Wasatch County Recorder, Utah:

1. Building Envelopes The building envelope for each lot is as shown on the recorded subdivision plat. No foundations, supported decks or structures will be allowed outside the Building Envelope nor are they allowed to encroach upon the setbacks established by the recorded subdivision plat. Unsupported roof overhangs and cantilevered decks may extend beyond the building envelope up to 2'. Other improvements can be beyond this envelope so long as the maximum impervious surface area ratios outlined in the Single Family Subdivision Lot Design Standards of the Density Determination are still followed. These structures may include, but are not limited to: patios, pools, spas, pool decking, ponds, landscaping, sport courts, driveways and walkways.

2. Limits of Disturbance – For each building, the area where grading and vegetation removal is allowed (the Limits of Disturbance or LOD) shall be 15 feet from the boundary of the platted Building Envelope or to the lot line, whichever is lesser. For those improvements that are permitted beyond the Building Envelope the limit of disturbance shall be 15 feet from the edge of the improvements as submitted to the building department, or to the property line, whichever is lesser. For those lots on which the building envelope abuts a setback line, excavation within the setback shall not be allowed unless approved specifically by the HOA.

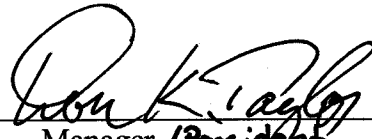
3. Exhibit A: Lot Coverage Tabulations: Exhibit A, Attached, was created by the HOA and was calculated using the tables shown in the Density Determination for maximum dwelling coverage and impervious surface. The table breaks down the specific square footage allowed for each lot in Deer Crest.

The Development Agreement remains in full force and effect except as expressly stated in this Amendment.

IN WITNESS WHEREOF, the undersigned have executed this Amendment as of the day and year first above written.

DEVELOPER:

DEER CREST MASTER ASSOCIATION, INC.

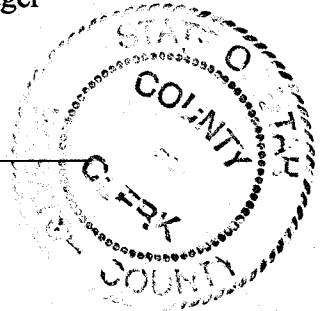
By: 
Manager / President

WASATCH COUNTY:

By: 
Wasatch County Manager

Attest:


Wasatch County Clerk



Hold Harmless/Indemnification Agreement

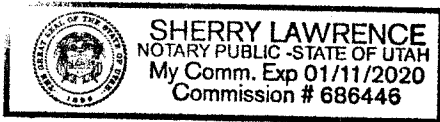
[Name of Entity or Person Responsible] Wind River Productions (hereby known as the "Party") shall defend, indemnify and hold Wasatch County, its officers, employees, and agents harmless from and against any and all liability, loss, expense (including reasonable attorneys' fees) or claims for injury or damages arising out of the Party's Special Event pursuant to Wasatch County Code 16-24-07(J).

Dated this 22 day of March, 2016.

[Signature]
Party's Representative Keat Findlay

On the 29th day of March, 2016, Keat Findlay appeared before me, established their identity and to my satisfaction, and knowingly and voluntarily signed this document in my presence.

[Signature]
NOTARY PUBLIC



My commission expires: Jan. 11, 2020.

STATE OF Utah)
: ss.
COUNTY OF Wasatch)

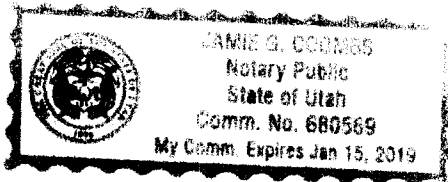
On the 18th day of February 2016, before me, a notary public, personally appeared Don K. Taylor, the signer of the foregoing Amendment to Development Agreement, who duly acknowledged he executed the same as the President of the Deer Crest Master Association, Inc. Manager



Sherry Lawrence
NOTARY PUBLIC

STATE OF UTAH)
: ss.
COUNTY OF WASATCH)

On the 7th day of October 2015, before me, a notary public, personally appeared Michael Davis, who executed the foregoing instrument in his capacity as the Wasatch County Manager and Brent Titcomb, who attested the foregoing instrument in his capacity as the Wasatch County Clerk.



Jamie G. Coombs
NOTARY PUBLIC

Exhibit A – Legal Descriptions**Amended Plat Deer Crest Estates Subdivision Phase 1****LEGAL DESCRIPTION**

A parcel of land located in the East Half of Section 22, the West Half of Section 23 and the South Half of Section 14, Township 2 South, Range 4 East, Salt Base and Meridian, more particularly described as follows:

Beginning at a point on the Summit–Wasatch County Line, said point located South 00°30'11" West 5480.89 feet and East 4742.22 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, (Basis of Bearing being South 00°30'11" West 2630.02 feet between said East Quarter Corner and the Southeast Corner of said Section 16); and running thence along said County Line North 41°15'09" East 548.41 feet; thence departing said County line North 39°00'52" East 290.49 feet; thence North 78°02'09" East 303.50 feet; thence North 69°36'33" East 546.57 feet; thence North 30°14'49" East 281.06 feet; thence North 13°32'07" East 256.73 feet; thence North 33°15'48" East 281.97 feet; thence North 53°39'37" East 342.90 feet; thence North 49°29'40" East 160.17 feet; thence North 56°18'15" East 892.91 feet; thence North 59°20'50" East 1185.66 feet; thence South 22°53'39" East 536.81 feet; thence South 12°58'31" West 466.63 feet; thence South 03°35'53" West 189.33 feet; thence South 53°23'46" West 226.05 feet; thence South 31°39'37" East 109.78 feet; thence South 58°20'23" West 22.83 feet; thence North 87°22'42" West 170.69 feet; thence South 02°01'58" West 971.51 feet; thence South 85°53'00" West 599.53 feet; thence South 09°45'00" East 339.18 feet; thence South 81°01'45" West 409.12' ~~thence South 53°31'51" West 484.43 feet; thence South 13°07'31" West 229.35 feet; thence South 64°23'52" West 227.75 feet; thence North 76°00'42" West 533.52 feet; thence North 61°23'10" West 183.65 feet; thence South 59°25'05" West 1005.11 feet;~~ thence along the West line of the Rucker No. 1 mining claim (MS 5166) North 30°48'27" West 250.00 feet more or less to the Point of Beginning. ~~thence North 30°41'11" West 532.47 feet~~

Together with all ingress/egress and utility easements as depicted or described hereon.

Containing 6,288,524 sq. ft. or 144.36 acres of land more or less.

LESS and EXCEPTING the following EXCEPTION PARCEL:

A parcel of land located in the West Half of Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point on the East line of Hanna Lode mining claim (MS 5166) and the South line of the Schuyler mining claim (MS 5166), said point being located South 00°30'11" West 5156.19 feet and East 6294.91 feet more or less from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence along the North line of said Schuyler mining claim North 74°15'00" East 99.87 feet more or less; thence along the North line of the Sommer mining claim (MS 5166) South 52°50'00" West 97.07 feet more or less; thence along the East line of said Hanna Lode mining claim North 30°46'00" West 36.70 feet more or less to the Point of Beginning.

Containing 1,770 sq. ft. or 0.04 acres of land more or less.

Amended Plat Deer Crest Estates Subdivision Phase 2LEGAL DESCRIPTION

Beginning at a point which is North 89°19'56" West along the Section line 650.56 feet and North 160.75 feet from the Northeast Corner of Section 23, Township 2 South, Range 4 East, Salt Lake Base and Meridian; (Basis of bearing being North 89°19'56" West 5246.36 feet between said Northeast Corner and the Northwest Corner of said Section 23); thence North 20°57'16" West 189.32 feet; thence South 64°47'01" West 127.27 feet; thence South 00°09'19" West 352.16 feet; thence South 42°19'29" East 573.69 feet; thence South 21°45'53" West 212.76 feet; thence North 73°23'29" West 99.29 feet; thence South 58°24'43" West 172.47 feet; thence South 13°18'07" West 60.00 feet; thence South 01°15'49" West 760.49 feet; thence South 80°20'00" West 736.74 feet; thence South 58°42'51" West 212.30 feet; thence North 77°57'08" West 239.77 feet; thence South 52°54'54" West 108.00 feet to a point of curvature of a 75.00 foot radius curve to the right, the center of which bears North 31°52'10" East; thence along said curve 34.77 feet through a central angle of 26°33'49"; thence North 31°34'02" West 14.63 feet; thence South 58°25'58" West 50.00 feet; thence North 31°34'02" West 30.26 feet; thence South 58°25'58" West 265.71 feet; thence North 48°20'21" West 214.86 feet; thence South 85°53'00" West 63.64 feet to the East line of Deer Crest Estates Subdivision Phase I; thence along said East line the following eight (8) courses: thence 1) North 02°01'58" East 971.51 feet; thence 2) South 87°22'42" East 170.69 feet; thence 3) North 58°20'23" East 22.83 feet; thence 4) North 31°39'37" West 109.78 feet; thence 5) North 53°23'46" East 226.05 feet; thence 6) North 03°35'53" East 189.33 feet; thence 7) North 12°58'31" East 466.63 feet; thence 8) North 22°53'39" West 536.81 feet; thence North 12°29'17" East 200.13 feet; thence South 77°30'43" East 550.93 feet; thence North 05°26'43" West 28.39 feet; thence North 84°38'40" East 1386.01 feet to the West line of Highway U.S. 40, said point being North 84°38'40" East 2.76 feet from a mining claim witness corner brass cap; thence South 18°45'45" East along said West line 493.82 feet; thence South 05°26'45" East 119.49 feet; thence South 84°40'19" West 468.52 feet to the POINT OF BEGINNING.

Contains 96.38 acres more or less.

Deer Crest Estates UPCM 4 Lot SubdivisionLEGAL DESCRIPTION

A parcel of land located in the East half of Section 23 Township 2 South, Range 4 East, Salt Lake Base and Meridian also known as Park City Mines Company Parcel No. 3, more particularly described as follows:

Beginning at a point which is North 00°05'48" West, along section line 520.43 feet and East 2897.96 feet from the West Quarter Corner of Section 25, Township 2 South, Range 4 East, Salt Lake Base and Meridian said point also being on the southerly boundary line of Deer Crest Estates Subdivision - Phase 8 according to the official plat of record and on file in the office of the Wasatch County Recorder, Entry No. 209775, Recorded 12-23-98; and running thence along said southerly boundary line thru the following 7 courses (1) North 58°25'58" East 265.71 feet; thence (2) South 31°34'02" East 30.26 feet; thence (3) North 58°25'58" East 50.00 feet; thence (4) South 31°34'02" East 14.63 feet to a point on a 75.00 foot radius curve to the left, of which the radius point bears North 58°25'58" East; thence (5) southeasterly along the arc of said curve 34.77 feet thru a central angle of 26°33'49"; thence (6) North 52°54'54" East 108.00 feet; thence (7) South 77°57'08" East 239.77 feet; thence South 06°53'27" West 383.30 feet; thence West 296.02 feet; thence North 48°20'21" West, to the POINT OF BEGINNING.

Description Contains: 4.40 acres more or less.

395.41 ft.



Deer Crest Estates UPCM 8 Lot SubdivisionLEGAL DESCRIPTION Parcel No. 1

A parcel of land located in the East half of Section 22 and the West half of Section 23 Township 2 South, Range 4 East, Salt Lake Base and Meridian also known as Park City Mines Company Parcel No. 1, more particularly described as follows:

Beginning at a point which is South 09°33'04" West, 3240.86 feet from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of bearing being North 00°13'07" West between the Southeast Corner of Section 15 and the East Quarter Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, both being found monuments), said point also being at Corner No. 1 of the North Dakota Mining Claim (Lot #185), MS #149 as recorded, said point also being the Southwest corner of The Amended Plat of Deer Crest Estate Phase I Subdivision and running thence along the North line of said North Dakota Mining Claim and the South Line of said Amended Plat of Deer Crest Estates Phase I Subdivision North 59°25'05" East, 425.97 feet; thence South 37°23'53" East 151.43 feet; thence South 22°14'24" East, 122.71 feet; thence South 63°34'00" East 134.94 feet; thence North 67°45'36" East, 83.34 feet; thence South 22°14'24" East, 200.00 feet; thence South 67°45'36" West, 222.86 feet; thence North 85°13'50" West, 262.58 feet more or less to the West line of said North Dakota Mining Claim; thence North 46°39'37" West along said West line, 427.39 feet more or less to the POINT OF BEGINNING.

Containing: 216,581 Sq. Ft. or 4.97 acres more or less.

LEGAL DESCRIPTION Parcel No.2

A parcel of land located in the East half of Section 22 and the West half of Section 23 Township 2 South, Range 4 East, Salt Lake Base and Meridian also known as Park City Mines Company Parcel No. 2, more particularly described as follows:

Beginning at a point which is South 30°55'28" East, 2839.11 feet from the Southeast Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of bearing being North 00°13'07" West between the Southeast Corner of Section 15 and the East Quarter Corner of Section 15, Township 2 South, Range 4 East, Salt Lake Base and Meridian, both being found monuments), said point also being on the South Line of The Amended Plat of Deer Crest Estates Phase I Subdivision and running thence the following two (2) courses along said South Line : 1) thence North 53°31'51" East, 241.82 feet; 2) thence North 81°01'45" East, 489.22 feet; thence South 10°35'23" West, 688.67 feet; thence North 68°34'51" West, 322.87 feet; thence North 36°28'09" West, 421.56 feet more or less to the POINT OF BEGINNING.

Containing: 278,949 sq. ft. or 6.4 acres more or less.