



Wolf Creek Master HOA (d.b.a. Wolf Creek Resort Master Association, Inc.)

P.O Box 723, Eden, UT 84310

<http://wolfcreekresortmasterhoa.com>

December 15, 2021

Dear Wolf Creek Resort Area Property Owner,

By way of introduction, I serve as the President of the MHOA. A native of Ogden and a Wolf Creek property owner since 2003, I am a retired attorney and returned to Utah after practicing in Chicago. Our Board includes a balance of both residents and developers/landowners.

Enclosed is the 2021 annual letter from the Wolf Creek Resort Master Home Owners Association (MHOA). Property you or your organization (collectively, "you") owns is covered by the 2002 Zoning Development Agreement pursuant to which the Wolf Creek Resort area was developed, and the related Covenants, Conditions and Restrictions for Wolf Creek Resort (CCRs). These provisions apply all properties encompassed by the Development Agreement, including those you own.

I want to underscore the importance of communications between us. It is particularly important that if you anticipate any building or other changes to your property, you consult the MHOA and its Design Review Board as early in the process as possible and *before* commencing any activity on the property.

Best practice by other owners/developers has consisted of sharing plans and conferring with the MHOA /DRB ***before submission to the County (or prior to undertaking any activity where County action is not necessary)***. This has headed off many issues and, where County action is needed, allowed the property owner to submit an MHOA letter of approval, along with their plans. This can accelerate review and approval by the County while preserving standards contemplated in the Development Agreement and CC&Rs.

Please do not hesitate to reach out if you would like to discuss anything regarding the MHOA or other items of interest occurring in the Valley. Best wishes for the holidays and the new year!

Sincerely yours,

Kay A. Hoogland
President
Wolf Creek Master Home Owners Association
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