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Rhonda Francis Summit County Recorder

06/19/2019 12:07:32 PM Fee \$40.00

By Summit Escrow & Title

Electronically Recorded

When Recorded, Return To:

Shawn Potter

The Promontory Conservancy

8758 N. Promontory Ranch Road

Park City, Utah 84098

NOTICE OF INTEREST: IMPROVEMENTS COMMENCEMENT AND COMPLETION

This Notice of Interest ("Notice") is executed by THE PROMONTORY CONSERVANCY (the "Conservancy"), having a mailing address of 8758 N. Promontory Ranch Road, Park City, Utah 84098.

The Conservancy does hereby claim and assert an interest in and to the real property hereinafter described below (the "Property") by virtue of that certain Declaration of Covenants, Conditions, and Restrictions for Promontory dated January 2, 2002, and recorded January 3, 2002 as Entry Number 607465 in Book 1426 at Page 522 of the Official Records of the Summit County Recorder, as supplemented and amended (the "Declaration"). All capitalized terms contained herein shall have the definitions set forth herein or in the Declaration. Whereas construction on the Property has commenced in accordance with plans approved by the Conservancy Architectural Review Committee, and pursuant to the *Declaration; Sections 4.2 and 4.3*, notice is hereby given that construction on the Property must be diligently pursued to completion, and if approved work is not completed within the time required by the Conservancy, the work shall be considered nonconforming and shall be subject to enforcement action by the Conservancy, which enforcement is further detailed in the *Declaration; Sections 4.8, 7.4, 8.5 through 8.8, and 11.6* and/or the *Design Guidelines; Sections 7.9, 7.11 through 7.15, and 8.9*. This Notice of Interest and any liens related hereto shall secure the Conservancy in enforcement action(s) taken pursuant to the Promontory's Governing Documents and shall include, without limitation, any lien for penalties imposed or for costs incurred by the Conservancy in correcting violations of the *Declaration, the Design Guidelines* and/or the Conservancy's construction rules and regulations.

This Notice of Interest shall be released upon Final Release issuance by the Conservancy Architectural Review Committee, which shall indicate completion of all exterior construction and landscaping improvements on the Property in accordance with the Committee-approved plans, the *Declaration*, and the *Design Guidelines*. For a copy of the *Declaration* and/or the *Design Guidelines* or for further information regarding the time for completion of improvements, outstanding issues related to the completion of improvements, and remedial or punitive costs associated with the same which may have been or will be assessed against the Property, please contact Shawn Potter, The Promontory Conservancy, 8758 N. Promontory Ranch Road, Park City, Utah 84098 (Telephone: 435-333-4228).

The Property is purportedly owned by Kenny Anderson and is commonly known as 7881 Moon Dog Court, Park City, Utah 84098 and is described more fully as follows:

LOT 35, ASPEN CAMP SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE
IN THE SUMMIT COUNTY RECORDERS OFFICE

TAX ID NUMBER: AC-35

The last known mailing address of Kenny Anderson is 9881 Cambridge Court, Highland, Utah 84003.

