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Rhonda Francis Summit County Recorder

01/15/2020 04:25:15 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).

1. The Property is purportedly owned by Aspen Camp 82, LLC and is commonly known as 4304 Aspen Camp Loop, Park City, Utah 84098 and is described more fully as follows:

LOT 82, ASPEN CAMP SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE
IN THE SUMMIT COUNTY RECORDERS OFFICE

TAX ID NUMBER: AC-82

The last known mailing address of Aspen Camp 82, LLC is 6310 S. Castlefield Lane, Murray, Utah 84107.

2. The Property is purportedly owned by Lars and Ulla Tandrup and is commonly known as 8987 N. Hidden Hill Loop, Park City, Utah 84098 and is described more fully as follows:

LOT 29, BUFFALO JUMP SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

TAX ID NUMBER: BJUMP-29

The last known mailing address of Lars and Ulla Tandrup is 777 Shiloh Canyon, Santa Rosa, California 95403.

3. The Property is purportedly owned by Rockport Ridge Road, LLC and is commonly known as 3811 E. Rockport Ridge Road, Park City, Utah 84098 and is described more fully as follows:

LOT 9, DEER CROSSING SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

TAX ID NUMBER: DC-9

The last known mailing address of Rockport Ridge Road, LLC is 1545 Route 206, Suite 100, Bedminster, New Jersey 07068.

4. The Property is purportedly owned by RLT Holdings, LLC and is commonly known as 2476 E. Westview Trail, Park City, Utah 84098 and is described more fully as follows:

LOT 6, THE HOMESTEADS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

TAX ID NUMBER: HSD-6

The last known mailing address of RLT Holdings, LLC is 629 E. Parkway Drive, Suite C, Park City, Utah 84098.

5. The Property is purportedly owned by Gregory and Sharri Rochlin and is commonly known as 7568 Bugle Trail, Park City, Utah 84098 and is described more fully as follows:

LOT 10, PROMONTORY ELK RIDGE HEIGHTS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

TAX ID NUMBER: PERH-10

The last known mailing address of Gregory and Sharri Rochlin is 3626 Anton Farms Road, Pikesville, Maryland 21208.

6. The Property is purportedly owned by KP Properties of Utah LLC and is commonly known as 3061 Blue Sage Trail, Park City, Utah 84098 and is described more fully as follows:

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

TAX ID NUMBER: PSKY-35

The last known mailing address of KP Properties of Utah LLC is 11300 Longwater Chase, Fort Myers, Florida 33908.

7. The Property is purportedly owned by William and Irina McGill and is commonly known as 8011 N. West Hills Trail, Park City, Utah 84098 and is described more fully as follows:

LOT 1, WEST HILLS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

TAX ID NUMBER: WHLS-1

The last known mailing address of William and Irina McGill is 10857 N. Reflection Lane, Hideout, Utah 84036.

Dated this 9th day of January, 2020.

THE PROMONTORY CONSERVANCY

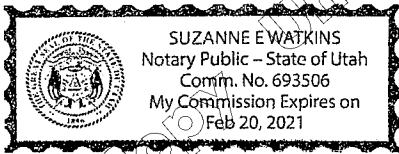
By: [Signature]
SHAWN POTTER
President

State of Utah)

ss.

County of Summit)

On this the 9th day of January, 2020, personally appeared before me, SHAWN POTTER, whose identity is personally known to me or has been proven on the basis of satisfactory evidence, and being first duly sworn, acknowledged that he was authorized by THE PROMONTORY CONSERVANCY to execute the foregoing NOTICE OF INTEREST, and that he did so of his own voluntary act.



[Signature]
NOTARY PUBLIC FOR UTAH
Residing in: Wasatch Cty.
My Commission Expires: 2/20/2021