

When Recorded, Return To:
Shawn Potter
The Promontory Conservancy
8758 N. Promontory Ranch Road
Park City, Utah 84098

01129979 B: 2563 P: 0911

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Rhonda Francis Summit County Recorder

04/01/2020 03:40:54 PM Fee \$40.00

By Summit Escrow & Title

Electronically Recorded

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 Shiloh and Michell Powers and is commonly known as 5847 Dakota Trail, Park City, Utah 84098 and is described more fully as follows:

LOT 12, THE PALISADES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON
FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

TAX ID NUMBER: PALSDS-12

The last known mailing address of Shiloh and Michell Powers is 180 North 200 East, Centerville, Utah 84014.

2. The Property is purportedly owned by Michael and Erin Walker and is commonly known as 6894 Cody Trail, Park City, Utah 84098 and is described more fully as follows:

LOT 61, THE PALISADES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

TAX ID NUMBER: PALSDS-61

The last known mailing address of Michael and Erin Walker is 1373 Tappie Toorie Circle, Heathrow, Florida 32746.

3. The Property is purportedly owned by Joshua and Hillary Mettle and is commonly known as 2834 Canyon Gate Road, Park City, Utah 84098 and is described more fully as follows:

LOT 28, PROMONTORY RIDGE PHASE 2 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

TAX ID NUMBER: PROMR-2-28

The last known mailing address of Joshua and Hillary Mettle is 4856 Wallace Lane, Holladay, Utah 84117.

4. The Property is purportedly owned by Kent and Ingrid Angier and is commonly known as 9491 Promontory Summit Drive, Park City, Utah 84098 and is described more fully as follows:

LOT 43, THE SUMMIT SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

TAX ID NUMBER: SUM-43

The last known mailing address of Kent and Ingrid Angier is PO Box 913 Medina, Washington 98039.

5. The Property is purportedly owned by Fernanda Bohme and Michael Bierkeland and is commonly known as 2579 Longspur Lane, Park City, Utah 84098 and is described more fully as follows:

LOT 5, NORTHGATE CANYON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

TAX ID NUMBER: NGC-5

The last known mailing address of Fernanda Bohme and Michael Bierkeland is 32162 E. Snow Blossom Way, Draper, Utah 84020.

6. The Property is purportedly owned by The Summit Group of Park City, LLC and is commonly known as 3526 Westview Trail, Park City, Utah 84098 and is described more fully as follows:

LOT 16, SIGNAL HILL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDERS OFFICE

TAX ID NUMBER: SGNH-16

The last known mailing address of The Summit Group of Park City, LLC is 5381 N. Eagles View Drive, Lehi, Utah 84043.

Dated this 1 day of April, 2020.

THE PROMONTORY CONSERVANCY

By: [Signature]
SHAWN POTTER
President

State of Utah)

: ss.

Count of Summit)

On this the 1 day of April, 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:

My Commission Expires:

