

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

**ENTRY NO. 01191197**

06/22/2022 04:39:20 PM B: 2746 P: 0499

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RHONDA FRANCIS, SUMMIT COUNTY RECORDER  
FEE 78.00 BY PROMONTORY CONSERVANCY



**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 Review Procedures of the Design Guidelines; Sections 1.9, 1.11 through 1.15, and 2.9*. 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 purportedly owned by Bryan and Sarah Wade and commonly known as 7455 N Promontory Ranch Rd, Park City, Utah 84098 and is described more fully as follows:

LOT 15, ASPEN CAMP SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: AC-15

2. The property purportedly owned by Nathan and Randi Pund and commonly known as 7640 N Promontory Ranch Rd, Park City, Utah 84098 and described more fully as follows:

LOT 24, ASPEN CAMP SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: AC-24

3. The property purportedly owned by Kevin Patrick Reedy and Lynn Marie Reedy, Trustees of the Reedy Family Trust, and commonly known as 3868 E. Outcrop Rd, Park City, Utah 84098 and is described more fully as follows:

LOT 42, ASPEN CAMP SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: AC-42

4. The property purportedly owned by William and Linda Allen and commonly known as 3752 Aspen Camp Loop, Park City, Utah 84098 and described more fully as follows:

LOT 57, ASPEN CAMP SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: AC-57

5. The property purportedly owned by Mizner Development Beachway, LLC and commonly known as 3654 Aspen Camp Loop, Park City, Utah 84098 and described more fully as follows:

LOT 59, ASPEN CAMP SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: AC-59

6. The property purportedly owned by Nicholas Luekenga and commonly known as 4027 Aspen Camp Loop, Park City, Utah 84098 and described more fully as follows:

LOT 73, ASPEN CAMP SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: AC-73

7. The property purportedly owned by Rodney J Cullum and Kimberly A Cullum, Trustees, and commonly known as 7834 N Moon Dog Ct, Park City, Utah 84098 and described more fully as follows:

LOT 84, ASPEN CAMP SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: AC-84

8. The property purportedly owned by Brandon Holden and Jamie Holden and commonly known as 8195 N Ranch Garden Rd, Park City, Utah 84098 and described more fully as follows:

LOT 81, DEER CROSSING SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: DC-81

9. The property purportedly owned by Shadow Bean LTD and commonly known as 7594 Outpost Way, Park City, Utah 84098 and described more fully as follows:

LOT 82, DEER CROSSING SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: DC-82

10. The property purportedly owned by Michael L Falcone and Beth W Falcone and commonly known as 8589 Ranch Club Ct, Park City, Utah 84098 and described more fully as follows:

LOT 4, GOLF CLUB CABINS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: GCC-4

11. The property purportedly owned by Homestead 39 LLC, and commonly known as 2373 E Westview Trl, Park City, Utah 84098 and described more fully as follows:

LOT 39, THE HOMESTEADS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: HSD-39

12. The property purportedly owned by Julius Hyatt and Barbara Hayatt and commonly known as 3126 E Westview Trl, Park City, Utah 84098 and described more fully as follows:

LOT 1, LOOK OUT RIDGE SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: LOR-1

13. The property purportedly owned by Timp Homes LLC and commonly known as 1939 Canyon Gate Rd, Park City, Utah 84098 and described more fully as follows:

LOT 17, NORTHGATE CANYON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: NGC-17

14. The property purportedly owned by Jonathan J Novack and Leesa Novack and commonly known as 1169 Canyon Gate Rd, Park City, Utah 84098 and described more fully as follows:

LOT 34, NORTHGATE CANYON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: NGC-34

15. The property purportedly owned by 2344 Nighthawk Cir LLC, and commonly known 2344 Nighthawk Cir, Park City, Utah 84098 and described more fully as follows:

LOT 58, NORTHGATE CANYON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: NGC-58

16. The property purportedly owned by Michael Woisin and Maria Antonia Botero, and commonly known as 2645 Julia Ct, Park City, Utah 84098 and described more fully as follows:

LOT 42, THE PALISADES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PALSDS-42

17. The property purportedly owned by John Uriostegui, Trustee and Deny Sepaher, Trustee and commonly known as 7317 Promontory Ranch Rd, Park City, Utah 84098 and described more fully as follows:

LOT 1, PROMONTORY ELK RIDGE HEIGHTS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PERH-1

18. The property purportedly owned by Pinnacle 3 LLC, and commonly known as 3821 Pinnacle Sky Loop, Park City, Utah 84098 and described more fully as follows:

LOT 3, PINNACLE AT PROMONTORY PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PINNP-1-3

19. The property purportedly owned by Steven Schlenker and Christine Schlenker, and commonly known as 3867 Pinnacle Sky Loop, Park City, Utah 84098 and described more fully as follows:

LOT 4, PINNACLE AT PROMONTORY PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PINNP-1-4

- 20.** The property purportedly owned by Thermal 51 LLC, and commonly known as 4055 Pinnacle Sky Loop, Park City, Utah 84098 and described more fully as follows:

LOT 12, PINNACLE AT PROMONTORY PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PINNP-1-12

- 21.** The property purportedly owned by Daniel T Ness and Laurie A Ness, and commonly known as 6678 Painted Valley Pass, Park City, Utah 84098 and described more fully as follows:

LOT 16, PROMONTORY PAINTED SHORES PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PPHSOR-1-16

- 22.** The property purportedly owned by Nathan Joos, and commonly known as 8558 N Promontory Ridge Dr, Park City, Utah 84098 and described more fully as follows:

LOT 20, PROMONTORY RIDGE PHASE 2 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PROMR-2-20

- 23.** The property purportedly owned by Drew and Kerri Behmer, and commonly known as 2662 E Canyon Gate Rd, Park City, Utah 84098 and described more fully as follows:

LOT 35, PROMONTORY RIDGE PHASE 2 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PROMR-2-35

- 24.** The property purportedly owned by Embrace Holdings LLC, and commonly known as 8585 N Sunset Cir, Park City, Utah 84098 and described more fully as follows:

LOT 40, AMENDED WAPITI CANYON PHASE I SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: WCAN-I-40-AM

- 25.** The property purportedly owned by Labrador Lodge LLC, and commonly known as 7705 N Ranch Club Trl, Park City, Utah 84098 and described more fully as follows:

LOT 18, WEST HILLS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: WHLS-18

26. The property purportedly owned by Lynnette Hansen, John Lindsley, and Jenny Lindsley and commonly known as 8877 Ranch Club Ct, Park City, Utah 84098 and described more fully as follows:

LOT 19, GOLF CLUB CABINS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: GCC-19

27. The property purportedly owned by Chris Patulski and Yvonne Patulski, and commonly known as 2578 Longspur Ln, Park City, Utah 84098 and described more fully as follows:

LOT 6, NORTHGATE CANYON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: NGC-6

28. The property purportedly owned by Trina Summins and Drew Summins, and commonly known as 6224 Dakota Trl, Park City, Utah 84098 and described more fully as follows:

LOT 31, THE PALISADES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PALSDS-31

29. The property purportedly owned by Matthew Dean Pachosa and Nancee Jo Tolton, and commonly known as 8353 N Sunrise Loop Park City, Utah 84098 and described more fully as follows:

LOT 60, DEER CROSSING SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: DC-60

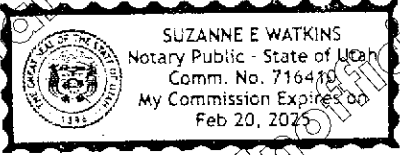
Dated this 22nd day of June, 2022.

THE PROMONTORY CONSERVANCY

By: [Signature]  
SHAWN POTTER  
President

State of Utah )  
                          : ss.  
County of Summit )

On this the 22nd day of June, 2022, 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 City  
My Commission Expires: 2/20/2025