

ENTRY NO. 01211469

10/26/2023 09:04:39 AM B: 2799 P: 0124

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RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE 58.00 BY SHAWN POTTER



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 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 DCW Partners, LLC and commonly known as 7645 N Promontory Ranch Rd, Park City, Utah 84098 and described more fully as follows:

LOT 11 ASPEN CAMP SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: AC-11

2. The property purportedly owned by Paul and Jennifer Goecke and commonly known as 3988 E Outcrop Rd, Park City, Utah 84098 and described more fully as follows:

LOT 40 ASPEN CAMP SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: AC-40

3. The property purportedly owned by In/Site Investment Group LLC and commonly known as 2636 Saddlehorn Dr, Park City, Utah 84098 and described more fully as follows:

LOT 40, BISON BLUFFS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: BB-40

4. The property purportedly owned by TG Mountain LLC and commonly known as 3712 E Rockport Ridge Rd, Park City, Utah 84098 and described more fully as follows:

LOT 14 DEER CROSSING SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: DC-14

5. The property purportedly owned by Allen and Stacey Emmer and commonly known as 8535 N Sunrise Loop, Park City, Utah 84098 and described more fully as follows:

LOT 68 DEER CROSSING SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: DC-68

6. The property purportedly owned by Wasatch Mountain Investments LLC and commonly known as 2426 E Westview Trl, Park City, Utah 84098 and described more fully as follows:

LOT 11 THE HOMESTEADS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: HSD-11

7. The property purportedly owned by Sargent Leasing, LLC and commonly known as 7310 N Westview Draw, Park City, Utah 84098 and described more fully as follows:

LOT 26 THE HOMESTEADS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: HSD-26

8. The property purportedly owned by Moiz Shirazi and Victoria Makarova and commonly known as 621 Canyon Gate Rd, Park City, Utah 84098 and described more fully as follows:

LOT 68 NORTHGATE CANYON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: NGC-68

9. The property purportedly owned by Linda S Hailey and James A Hailey as Trustees of the Linda S Hailey Revocable Trust Dated May 17, 2017, and commonly known as 5752 Dakota Trl, Park City, Utah 84098 and described more fully as follows:

LOT 3 THE PALISADES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PALS-DS-3

10. The property purportedly owned by Boyd Fowler and Roe Fowler, Trustees of the Fowler Trust Dated Aug 2, 2018, and commonly known as 7176 Bugle Trl, Park City, Utah 84098 and described more fully as follows:

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

TAX ID NUMBER: PERB-1

11. The property purportedly owned by Job A Tucker and Marilyn Gil, Trustees of the Tucker/Gil Family Trust Dated May 27, 2011, and commonly known as 3256 Bugle Ct, Park City, Utah 84098 and described more fully as follows:

LOT 17 PROMONTORY ELK RIDGE BLUFFS SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PERB-17

12. The property purportedly owned by Allan D Keck and Peggy R Keck, Trustees of the Allan D Keck and Peggy R Keck Trust Dated Aug 27, 1998 Amended Oct 23, 2017, and commonly known as 2673 E Cliffrose Ct, Park City, Utah 84098 and described more fully as follows:

LOT 28 PROMONTORY THE FAIRWAYS AT PAINTED SHORES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PFPS-28

13. The property purportedly owned by Janice J O'Dell and Richard D O'Dell, Trustees of the Richard and Janice O'Dell Family Trust Dated June 10, 2021, and commonly known as 4606 Pinnacle Sky Loop, Park City, Utah 84098 and described more fully as follows:

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

TAX ID NUMBER: PINNP-1-1

14. The property purportedly owned by Michael and Kelly Hudson and commonly known as 2673 E Cliffrose Ct, Park City, Utah 84098 and described more fully as follows:

LOT 13 PINNACLE AT PROMONTORY PHASE 3 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PINNP-3-13

15. The property purportedly owned by Brent and Carolyn McCarty and commonly known as 7059 Painted Valley Pass, Park City, Utah 84098 and described more fully as follows:

LOT 52, PROMONTORY PAINTED SHORES PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PPSHOR-1-52

16. The property purportedly owned by Brent Andrews as Distribution Trustee of the The Miller Legacy Trust Dated Nov 29, 2021, and commonly known as 7165 Painted Valley Pass, Park City, Utah 84098 and described more fully as follows:

LOT 54, PROMONTORY PAINTED SHORES PHASE 1 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: PPSHOR-1-54

17. The property purportedly owned by Mizner Dev Saddleback Venture LLC and commonly known as 2979 Saddleback Ridge Dr, Park City, Utah 84098 and described more fully as follows:

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

TAX ID NUMBER: PSSR-35

18. The property purportedly owned by Jody and Stephen Aucamp and commonly known as 3481 E Westview Trl, Park City, Utah 84098 and described more fully as follows:

LOT 19 SIGNAL HILL SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE

TAX ID NUMBER: ~~SNH-19~~ SNH-19

19. The property purportedly owned by Lars Tandrup and Ulla Tandrup Trustees Under the Tandrup Living Trust Dated August 13, 2021 and commonly known as 3692 Central Pacific Trl, Park City, Utah 84098 and described more fully as follows:

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

TAX ID NUMBER: SUM-35

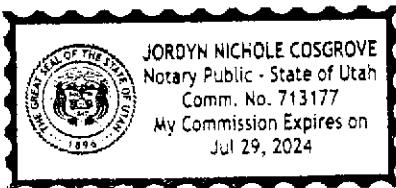
Dated this 25th day of October, 2023.

THE PROMONTORY CONSERVANCY, INC.

By: Shawn Potter
SHAWN POTTER
Executive Director

State of Utah)
: ss.
County of Summit)

On this the 25th day of October, in the year 2023, personally appeared before me, Shawn Potter, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he is the Executive Director of the Promontory Conservancy and that said document was signed by him in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said Shawn Potter acknowledged to me that said Corporation executed the same.



Jordyn Nichole Cosgrove
NOTARY PUBLIC FOR UTAH
Residing in: Summit County, UT
My Commission Expires: 7/29/2024

RECORDER'S NOTE

BOOK: 2799 PAGE: 129

WAS NOT USED

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