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Gregory R. Wolbach, PLS

Summit County Recorder-Surveyor

07/11/2025 12:22:54 PM Fee \$40.00

By IRVINE LEGAL LLC

Electronically Recorded

WHEN RECORDED RETURN TO:

Joshua Irvine

Irvine legal, LLC

2297 N. Hill Field Rd Suite 102

Layton UT 84041

Parcel I.D.#: WOH-2A

NOTICE OF CONSTRUCTION LIEN

NOTICE IS HEREBY GIVEN by Joshua Irvine, the duly authorized recording agent of GreenHome Specialties (the "Lien Claimant") located at 1758 S 1900 W Suite B1, West Haven, UT 84401 and their phone number is 801-698-1551. Said agent hereby gives notice of the intention of the Lien Claimant to hold and claim a construction lien and right of claim against any relevant bond, by virtue of an in accordance with the provisions of the Utah Code Ann. Sections §58-55-501 and §58-55-603 et seq. The Construction Lien ("Lien") is against the real property and improvements thereon owned or reputed to be owned by WOHALI LAND ESTATES LLC ("Owner"). Said real property is located at 267 Mackenzie Lane, Coalville, UT 84017 described as follows:

WOHALI PHASE 2A RESORT UNIT PROJECT; ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER, CONT 314,626.29 SQ FT OR 7.22 AC.

INCLUSIVE OF SITE IMPROVEMENTS AND ALL NINETEEN (19) NIGHTLY RENTAL RESORT UNITS (1-19) LOCATED THEREON AS FOLLOWS;

UNIT 1 - 199 BRAID LANE UNIT 11 - 307 BRAID LANE
UNIT 2 - 211 BRAID LANE UNIT 12 - 313 BRAID LANE
UNIT 3 - 221 BRAID LANE UNIT 13 - 345 BRAID LANE
UNIT 4 - 235 BRAID LANE UNIT 14 - 349 BRAID LANE
UNIT 5 - 245 BRAID LANE UNIT 15 - 283 MACKENZIE LANE
UNIT 6 - 255 BRAID LANE UNIT 16 - 275 MACKENZIE LANE
UNIT 7 - 265 BRAID LANE UNIT 17 - 267 MACKENZIE LANE
UNIT 8 - 271 BRAID LANE UNIT 18 - 264 MACKENZIE LANE
UNIT 9 - 279 BRAID LANE UNIT 19 - 272 MACKENZIE LANE
UNIT 10 - 289 BRAID LANE

NOTE: THE NIGHTLY RENTAL RESORT UNITS LOCATED ON THIS PARCEL MUST BE OWNED BY THE MASTER DEVELOPER AND/OR ASSOCIATION, OR ITS SUCCESSOR AND REMAIN SO INTO THE FUTURE CONSISTENT WITH THE DEVELOPMENT AGREEMENT EACH UNIT MUST BE INEXTRICABLY LINKED TO THE USE OF THE GOLF COURSE RESORT FACILITY AND ANY OF ITS RECREATIONAL AMENITIES. THE MEMBERS AND GUESTS OF THE GOLF FACILITY MAY NOT ESTABLISH "PERMANENT RESIDENCY" WHICH MEANS OCCUPANCY BY THE SAME OWNER, MEMBER, OR RESIDENT FOR THIRTY (30) OR MORE CONSECUTIVE DAYS IN THESE FACILITIES AND MAY NOT OWN ANY PORTION OF THE BUILDING COMPRISING THE UNIT. NIGHTLY RENTAL RESORT UNITS CANNOT BE OPEN TO PUBLIC NIGHTLY RENTAL NOT ASSOCIATED WITH THE USE OF THE GOLF RECREATION FACILITY OR THE RECREATIONAL AMENITIES.

LIEN AMOUNT AND SERVICES

Lien Claimant provided construction services for the first time on March 20, 2025, and provided construction services for the last time on April 20, 2025 for the benefit and at the direction of the Owner. Lien Claimant's invoices have been unpaid. The Lien amount is claimed to be Thirty-four Thousand Five Hundred Ninety-two and 30/100 Dollars (\$34,592.30).

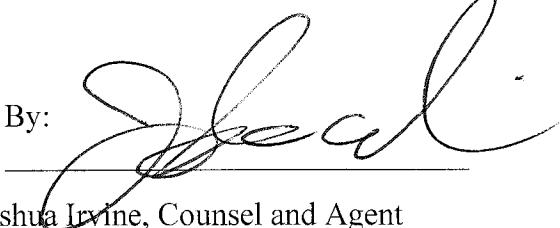
LIENS AND CIVIL ACTION

NOTICE IS HEREBY PROVIDED in accordance with §58-55-501, §58-55-603, of the Utah Code and under Utah law when a contractor performs services for a contractor and that contractor is paid for the project it is the duty of the contractor to compensate the subcontractor for his services. When a contractor fails to compensate those who also worked on a project after having received compensation he is participating in unlawful conduct as defined under §58-55-501 of the Utah Code. Under §58-55-603, of the Utah code, when a contractor receives any construction funds from an owner or another contractor for work performed and billed, he shall pay each of his subcontractor and suppliers in proportion to the percentage of the work they performed under that billing and if the contractor fails to pay for work performed by his subcontractors or suppliers he shall pay to the subcontractor or supplier, in addition to the payment, interest in the amount of 1% per month of the amount due, beginning on the day after payment was due, and reasonable cost of any collection and attorney's fees. Furthermore under 58-55-602, all unpaid construction funds are payable to the contractor, retention of proceeds must be done according to §13-8-5 of the Code. If any payment is retained or withheld, it shall be retained or withheld and released as provided in §13-8-5(i) which states that retention of proceeds, meaning money earned by a contractor or subcontractor is retained by the owner, must be done pursuant to the terms of a construction contract to guarantee payment or performance by the contractor or subcontractor of the construction contract.

PROTECTION AGAINST LIENS AND CIVIL ACTION

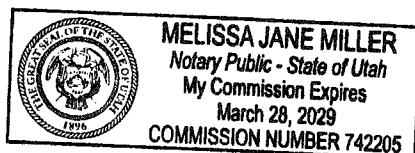
NOTICE IS HEREBY PROVIDED in accordance with §38-11-107 and §38-11-108 of the Utah Code that under Utah law an "owner" may be protected against liens being maintained against an "owner-occupied residence" and from other civil action being maintained to recover monies owed for "qualified services" performed or provided by suppliers and subcontractors as part of this contract. If either section (1) or (2) is met: (1)(a) the owner entered into a written contract with an original contractor, a factory built housing retailer, or a real estate developer; (b) the original contractor was properly licensed or exempt from licensure under Title 58, Chapter 55, Utah Construction Trades Licensing Act at the time the contract was executed; and (c) the owner paid in full the contracting entity in accordance with the written contract and any written or oral amendments to the contract; or (2) the amount of the general contract between the owner and the original contractor totals no more than \$5,000." (3) An owner who can establish compliance with either section (1) or (2) may perfect the owner's protection by applying for a Certificate of Compliance with the Division of Occupational and Professional Licensing. The application is available at www.dopl.utah.gov/rarf.

By:


BY: Joshua Irvine, Counsel and Agent

STATE OF UTAH)
: ss.
COUNTY OF DAVIS)

Joshua Irvine, personally appeared before me on 8th day of July, 2025 and acknowledged that Joshua Irvine is the agent for GreenHome Specialties and acknowledged that he executed the above document.




Notary Public