

WHEN RECORDED RETURN TO:

Mr. Richard Sonntag  
Pivotal Promontory Development, L.L.C.  
8758 North Promontory Ranch Road  
P.O. Box 981810  
Park City, UT 84098

00766176 8k01766 P900648-00650

ALAN SPRIGGS, SUMMIT CO RECORDER  
2006 JAN 20 14:16 PM FEE \$43.00 BY GGB  
REQUEST: PIVOTAL PROMONTORY DEVELOPMENT

**SUPPLEMENTAL MASTER DECLARATION OF  
COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
PROMONTORY**

**DYE COURSE CABINS PHASE 2  
SUMMIT COUNTY, UTAH**

THIS SUPPLEMENTAL MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PROMONTORY is made as of this \_\_\_ day of \_\_\_\_\_, 2005, by PIVOTAL PROMONTORY DEVELOPMENT, L.L.C., an Arizona limited liability company, referred to below as "Declarant."

**RECITALS:**

A. Pivotal Promontory Development, L.L.C. is the Declarant under that certain Declaration of Covenants, Conditions and Restrictions for Promontory dated January 2, 2002 and recorded January 3, 2002 as Entry Number 00607465 in Book 01426 at Page 522 of the Official Records of the Summit County Recorder (the "Declaration"). All capitalized terms contained herein shall have the definitions set forth herein or in the Declaration.

B. Declarant is the owner of certain real property located in Summit County, Utah, which is more particularly described in Exhibit A (the Dye Course Cabins Phase 2 subdivision). The Dye Course Cabins Phase 2 subdivision (hereinafter the "Subdivision") is included within the Initial Property.

C. Declarant intends to develop the Subdivision as a residential subdivision subject to the Promontory SPA Plan, dated January 16, 2001, as amended, and subject to certain protective covenants, conditions and restrictions all as set forth in the Declaration, and which are deemed to be covenants running with the land mutually burdening and benefiting each of the Lots within Promontory, including those within the Subdivision.

BK1766 PG0648



**EXHIBIT A**

**Legal Description  
Pods 93 and 97: Dye Course Cabins Phase 2**

A parcel of land located in Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian; and being more particularly described as follows:

Beginning at a point which bears South 01°28'53" East 1330.97 feet and 847.58 feet West from the Northeast Corner of Section 2, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 01°28'53" East 2229.57 feet between the Northeast Corner of said Section 2 and the West Quarter Corner of said Section 1, the Northeast corner being a found monument), thence North 79°30'10" West 139.19 feet; thence South 65°34'53" West 60.98 feet; thence South 83°53'31" West 182.62 feet; thence North 10°29'50" East 120.00 feet; thence North 07°35'13" East 118.37 feet; thence North 02°15'08" East 314.91 feet; thence North 44°45'26" East 154.53 feet to a point of curvature of a 105.00 foot radius curve to the left, the center of which bears South 21°22'58" West, thence along the arc of said curve 129.88 feet through a central angle of 70°52'11"; thence South 40°30'47" West 194.36 feet to a point of curvature of a 775.00 foot radius curve to the right, the center of which bears North 49°29'13" West, thence along the arc of said curve 315.93 feet through a central angle of 23°21'24"; thence South 63°52'11" West 224.55 feet to a point of curvature of a 275.00 foot radius curve to the left, the center of which bears South 26°07'49" East, thence along the arc of said curve 330.91 feet through a central angle of 68°56'43"; thence South 78°45'53" East 188.49 feet; thence South 12°17'36" East 483.68 feet; thence South 33°32'39" East 287.02 feet; thence South 81°09'17" West 202.42 feet; thence South 42°54'31" West 75.07 feet; thence North 79°44'37" West 186.01 feet; thence North 31°56'44" West 203.81 feet; thence North 12°17'36" West 622.60 feet; thence North 84°55'28" East 178.99 feet to a point of curvature of a 325.00 foot radius curve to the right, the center of which bears North 84°55'28" East, thence along the arc of said curve 391.08 feet through a central angle of 68°56'43"; thence North 02°21'14" East 215.94 feet; thence North 58°41'27" East 225.42 feet; thence North 48°53'01" East 79.20 feet; thence North 40°30'47" East 249.09 feet; thence North 59°35'08" East 250.60 feet; thence South 62°22'35" East 367.27 feet; thence South 01°52'49" West 542.30 feet; thence South 04°18'49" West 206.29 feet to the POINT OF BEGINNING.

Containing 19.04 acres more or less.

Subject to and together with any and all easements, reservations or patents, restrictions, conditions and/or instruments of record.