

WHEN RECORDED RETURN TO:

Robin Milne  
Promontory Development, LLC  
8758 N. Promontory Ranch Road  
Park City, Utah 84098

**ENTRY NO. 01095238**

07/17/2018 01:27:35 PM B: 2471 P: 0730

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SUMMIT COUNTY, UTAH RECORDER

FEE 32.00 BY PROMONTORY DEVELOPMENT LLC



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

**ELK RIDGE HEIGHTS SUBDIVISION  
SUMMIT COUNTY, UTAH**

THIS SUPPLEMENTAL MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PROMONTORY is made as of this 17<sup>th</sup> day of July, 2018, by PROMONTORY DEVELOPMENT, LLC, an Arizona limited liability company, referred to below as "Declarant."

**RECITALS:**

A. Promontory Development, LLC is the successor 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 hereto (the Elk Ridge Heights subdivision). The Elk Ridge Heights subdivision (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, which are deemed to be covenants running with the land mutually burdening and benefitting each of the Lots within Promontory, including the Elk Ridge subdivision.

D. The following terms are hereby incorporated as part of the Declaration and to the extent these terms modify or conflict with any provisions of the Declaration, these terms shall control. All other terms of the Declaration not modified shall remain the same.

**SUPPLEMENTAL DECLARATION:**


DECLARANT HEREBY DECLARES that all of the Lots within the Subdivision shall be held, sold, conveyed, encumbered, leased, used, occupied and improved subject to the protective covenants, conditions, restrictions and equitable servitudes set forth in the Declaration, the terms of which Declaration are deemed incorporated herein by this reference. The covenants, conditions and restrictions of the Declaration are intended to, and shall in all cases run with the title of the land, and be binding upon the successors, assigns, heirs, lien holders, and any other person holding any interest in the Lots within the

Subdivision and shall inure to the benefit of all other Lots in Promontory which are subject to the Declaration. The covenants, conditions and restrictions of the Declaration shall be binding upon the Declarant as well as its successors in interest and may be enforced by the Declarant or by any Owner of a benefited Lot to the extent provided in the Declaration.

**THIS SUPPLEMENTAL DECLARATION** was executed as of the date stated above.

**PROMONTORY DEVELOPMENT, LLC, an Arizona limited liability company**

By: **Promontory Development, LLC:**

  
\_\_\_\_\_  
Robin Milne  
General Manager

STATE OF UTAH            )

); ss

COUNTY OF SUMMIT    )

The foregoing SUPPLEMENTAL DECLARATION was acknowledged before me this 17<sup>th</sup> day of July, 2018, by Robin Milne, as General Manager of PROMONTORY DEVELOPMENT, LLC, an Arizona limited liability company.



  
\_\_\_\_\_  
NOTARY SIGNATURE AND SEAL

APN - SS-25

~~Elk Ridge Phase 2 Subdivision~~  
Legal Description  
07-06-2018

Promontory Elk Ridge Heights Subdivision  
Lots 1-17 Tract A & B

A parcel of land located in the West half of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah, being more particularly described as follows:

Beginning at a point South 89°11'05" East 1965.59 feet along the north line of Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 89°11'05" East 5,232.98 feet between two found 3" diameter aluminum caps stamped "Jack Johnson Company PLS 147581", at both the Northwest Corner and the Northeast corner of Section 13, Township 1 South, Range 4 East); and thence South 250.69 feet **from the Northwest corner of said Section 13 Township 1 South, Range 4 East, Salt Lake Base and Meridian and TRUE POINT OF BEGINNING;**

Thence the following courses and distances:

South 88°56'33" East a distance of 247.51 feet;  
South 14°25'34" East a distance of 161.81 feet;  
South 32°35'31" East a distance of 655.68 feet;  
South 08°05'29" East a distance of 297.18 feet;  
South 20°43'30" West a distance of 1316.80 feet; to the northerly line of Promontory Ranch Road (Access Easement Number 1);

Thence, continuing with the northerly right-of-way line of said Promontory Ranch Road South 61°52'54" West a distance of 111.14 feet to a point on a 275.00 foot radius curve to the right; thence along the arc of said curve through a central angle of 55°09'18" a distance of 264.72 feet; thence North 62°57'49" West a distance of 531.88 feet to a point on a 525.00 foot radius curve to the left; thence along the arc of said curve through a central angle of 10°27'33" a distance of 95.84 feet;

Thence, leaving the northerly right-of-way of said Promontory Ranch Road the following courses and distances:

North 11°00'26" East a distance of 238.36 feet;  
North 09°21'10" East a distance of 239.32 feet;  
North 87°47'24" East a distance of 296.79 feet;  
North 09°55'02" West a distance of 233.81 feet;  
North 05°10'37" West a distance of 170.97 feet;  
North 19°25'21" West a distance of 209.08 feet;  
North 05°29'23" East a distance of 257.38 feet;  
North 18°47'28" East a distance of 267.78 feet;  
North 11°47'07" West a distance of 213.72 feet;  
North 33°07'19" West a distance of 159.64 feet;  
South 64°32'48" East a distance of 285.18 feet;  
North 78°15'30" East a distance of 223.00 feet;  
North 04°37'55" West a distance of 162.76 feet to said point of beginning.

Containing 46.06 acres, more or less.