

**WHEN RECORDED RETURN TO:**

Richard A. Sonntag  
Promontory Development, LLC  
8758 North Promontory Ranch Road  
Park City, UT 84098

**ENTRY NO. 01061468**

01/06/2017 03:43:53 PM B: 2392 P: 0685

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MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER  
FEE 43.00 BY PROMONTORY DEVELOPMENT LLC



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

**PAINTED SHORES PHASE 1  
SUMMIT COUNTY, UTAH**

THIS SUPPLEMENTAL MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PROMONTORY is made as of this 21st day of December, 2016, 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 (the Painted Shores Phase 1 subdivision). The Promontory Painted Shores subdivision (hereinafter the "Subdivision") is included within the Land Subject to Annexation.

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.

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:

By: [Signature]  
Name: Richard A. Sonntag  
Its: Managing Director

STATE OF UTAH )

) : ss.

COUNTY OF SUMMIT )

The foregoing SUPPLEMENTAL DECLARATION was acknowledged before me this 31st day of December 2016, by Richard Sonntag as Managing Director of PROMONTORY DEVELOPMENT, LLC, an Arizona limited liability company.



[Signature]  
Notary public  
Residing at: Park City, UT

**EXHIBIT A**

**PAINTED SHORES PHASE 1 BOUNDARY**

**PAINTED SHORES PHASE 1 BOUNDARY DESCRIPTION:**

A parcel lying within Section 13 and the North half of Section 24, Township 1 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah being more particularly described as follows:

Commencing at the Southeast Corner of said Section 13 a found 3" Aluminum Cap on a one-inch steel rod, said rod encased in concrete base (cap stamped "Jack Johnson PLS 147581"), Basis of Bearing being North 89°33'14" West 5,306.90 feet between the Southeast Corner of said Section 13 and Southwest Corner of said Section 13, Township 1 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 89°33'14" West, a distance of 2,978.87 along the southerly line of said Section 13; Thence South a distance of 1,169.59 feet to the true Point of Beginning.

Said point being on a 550.00 foot radius non-tangent curve to the left, center bears North 79°45'38" West, thence Northerly 57.89 feet along the arc of said curve through a central angle of 06°01'50"; thence North 04°12'32" East 398.91 feet to a point on a 725.00 foot radius curve to the left, center bears North 85°47'28" West; thence Northerly 193.71 feet along the arc of said curve through a central angle of 15°18'32"; thence North 11°06'00" West 99.21 feet to a point on a 1,300.00 foot radius curve to the right, center bears North 78°54'00" East; thence Northerly 61.15 feet along the arc of said curve through a central angle of 02°41'43"; thence North 08°24'17" West 188.50 feet to a point on a 475.00 foot radius curve to the left, center bears South 81°35'43" West; thence Northwesterly 377.90 feet along the arc of said curve through a central angle of 45°35'00"; thence North 53°59'17" West 100.94 feet to a point on a 410.00 foot radius curve to the right, center bears North 36°00'43" East; thence Northwesterly 281.65 feet along the arc of said curve through a central angle of 39°21'36" to a point on a 300.00 foot radius compound curve to the right, center bears North 75°22'20" East; thence Northerly 237.84 feet along the arc of said curve through a central angle of 45°25'29"; thence North 30°47'49" East 209.19 feet to a point on a 375.00 foot radius curve to the left, center bears North 59°12'11" West; thence Northerly 186.76 feet along the arc of said curve through a central angle of 28°32'03" to a point on a 290.00 foot radius reverse curve to the right, the center of which bears South 87°44'14" East; thence Northerly 190.07 feet along the arc of said curve through a central angle of 37°33'11" to a point on a 775.00 foot radius compound curve to the right, center bears South 50°11'03" East; thence Northeasterly 174.88 feet along the arc of said curve through a central angle of 12°55'45"; thence North 52°44'42" East 309.34 feet to a point on a 225.00 foot radius curve to the left, center bears North 37°15'18" West; thence Northeasterly 197.02 feet along the arc of said curve through a central angle of 50°10'19"; thence North 02°34'23" East 49.71 feet to a point on a 272.00 foot radius curve to the right, center bears South 87°25'37" East; thence Northerly 142.95 feet along the arc of said curve through a central angle of 30°06'40"; thence North 32°41'04" East 197.72 feet to a point on a 300.00 foot radius curve to the left, center bears North 57°18'56" West; thence Northerly 141.30 feet along the arc of said curve through a central angle of 26°59'10"; thence North 05°41'53" East 47.47 feet to a point on a 425.00 foot radius curve to the right, center bears South 84°18'07" East; thence Northerly 182.56 feet along the arc of said curve through a central angle of 24°36'44"; thence North 30°18'37" East 7.18 feet; thence North 69°14'34" West 220.51 feet; thence North 04°16'50" East 422.91 feet; thence North 38°50'55" East 322.87 feet; thence North 44°19'43" West 24.82 feet to a point on a 25.00 foot radius curve to the left, center bears South 45°40'17" West; thence Westerly 37.93 feet along the arc of said curve through a central angle of 86°56'19" to a point on a 950.00 foot radius non-tangent curve to the left, of which the radius point bears North 41°16'02" West, thence Northeasterly 97.48 feet along the arc of said curve through a central angle of 05°52'45" to a point on a 25.00 foot radius non-tangent curve to the left, of which the radius point bears South 47°08'47" East, thence Southerly 38.04 feet along the arc of said curve through a central angle of 87°10'56"; thence South 44°19'43" East 21.77 feet; thence North 45°40'17" East 291.82 feet; thence South 52°05'57" East 273.10 feet; thence South 00°51'08" West 539.91 feet; thence South 15°23'41" West 221.35 feet; thence South 40°58'48" West 385.01 feet; thence South 16°01'34" West 639.19 feet; thence South 04°47'17" East 279.27 feet; thence South 41°54'38" West 244.16 feet; thence South 19°29'22" West 316.64 feet; thence South 13°00'46" West 353.94 feet; thence South 04°54'13" East 343.45 feet; thence South 09°22'51" East 397.98 feet; thence South 12°26'45" East 507.37 feet; thence South 05°01'20" East 338.74 feet; thence South 13°19'13" West 217.20 feet; thence North 71°47'59" West 170.93 feet to a point on a 225.00 foot radius non-tangent curve to the left, of which the radius point bears South 55°58'04" West, thence Northwesterly 164.93 feet along the arc of said curve through a central angle of 41°59'57"; thence North 76°01'53" West 16.23 feet to a point on a 15.00 foot radius curve to the right, center bears North 13°58'07" East; thence Northwesterly 22.59 feet along the arc of said curve through a central angle of 86°16'15"; thence North 79°45'38" West 50.00 feet to the Point of Beginning.

Containing 2,069,577 square feet or 47.51 acres, more or less.

SS-52

SS-25