

WHEN RECORDED RETURN TO:
Kelli S. Brown, General Manager
Promontory Development, LLC
8758 N. Promontory Ranch Road
Park City, Utah 84098

ENTRY NO. 01188748

05/09/2022 12:14:19 PM B: 2739 P: 1004

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RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE 40.00 BY PROMONTORY INVESTMENTS LLC



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

**PAINTED SHORES PHASE 3 SUBDIVISION
SUMMIT COUNTY, UTAH**

THIS SUPPLEMENTAL MASTER DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PROMONTORY is made as of this 5th day of May, 2022, by PROMONTORY DEVELOPMENT, LLC, an Arizona limited liability company, referred to below as "Declarant."

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 Painted Shores Phase 3 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 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.

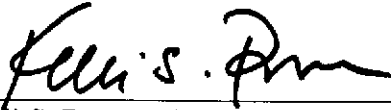
SUPPLEMENTAL DECLARATION:

DECLARANT HEREBY DECLARES that all of the Lots within the Subdivision, on the real property described on Exhibit A, shall be held, sold, conveyed, encumbered, leased, used, occupied and improved subject to the protective covenants, conditions, restrictions rules, regulations, design guidelines, 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.

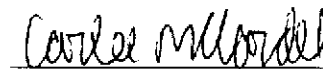
THIS SUPPLEMENTAL DECLARATION was executed as of the date stated above.

Promontory Development, LLC

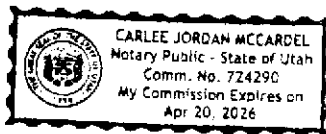


Kelli S. Brown, General Manager

On this 5th day of May in the year 2022, personally appeared before me Kelli S. Brown, whose identity is personally known to me or proven on the basis of satisfactory evidence and who by me duly sworn, did say that she is the General Manager of Promontory Development, LLC and that this document was signed by her in behalf of said Company by Authority of its Operating Agreement or Resolution, and said Kelli S. Brown acknowledged to me that Promontory Development, LLC executed the same. Witness my hand and official seal



Notary Public



SUBDIVISION BOUNDARY DESCRIPTION

PROMONTORY PAINTED SHORES PHASE 3 PARCEL 'A' LEGAL DESCRIPTION

A parcel lying within the South-half of Section 13, 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 2,456.57 feet along the southerly line of said Section 13;

Thence North a distance of 2,383.90 feet to the true . Thence South 30°18'37" West 7.18 feet to a point on a 425.00 foot radius curve to the left, center bears South 59°41'23" East; thence Southerly 182.56 feet along the arc of said curve through a central angle of 24°36'44"; thence South 05°41'53" West 47.47 feet to a point on a 300.00 foot radius curve to the right, center bears North 84°18'07" West; thence Southerly 141.30 feet along the arc of said curve through a central angle of 26°59'10"; thence South 32°41'04" West 197.72 feet to a point on a 272.00 foot radius curve to the left, center bears South 57°18'56" East; thence Southerly 142.95 feet along the arc of said curve through a central angle of 30°06'40"; thence South 02°34'23" West 49.71 feet to a point on a 225.00 foot radius curve to the right, center bears North 87°25'37" West; thence Southwesterly 197.02 feet along the arc of said curve through a central angle of 50°10'19"; thence South 52°44'42" West 309.34 feet to a point on a 775.00 foot radius curve to the left, center bears South 37°15'18" East; thence Southwesterly 174.88 feet along the arc of said curve through a central angle of 12°55'45" to a point on a 290.00 foot radius compound curve to the left, center bears South 50°11'03" East; thence Southerly 190.07 feet along the arc of said curve through a central angle of 37°33'11" to a point on a 375.00 foot radius reverse curve to the right, center bears North 87°44'14" West; thence Southerly 159.61 feet along the arc of said curve through a central angle of 24°23'13" to a point on a 25.00 foot radius non-tangent curve to the left, of which the radius point bears North 63°21'01" West, thence Northerly 38.87 feet along the arc of said curve through a central angle of 89°05'14" to a point on a 125.00 foot radius reverse curve to the right, center bears North 27°33'45" East; thence Northwesterly 122.19 feet along the arc of said curve through a central angle of 56°00'34"; thence North 06°25'41" West 158.45 feet to a point on a 525.00 foot radius curve to the right, center bears North 83°34'19" East; thence Northerly 289.78 feet along the arc of said curve through a central angle of 31°37'30"; thence North 25°11'49" East 480.17 feet to a point on a 525.00 foot radius curve to the right, center bears South 64°48'11" East; thence Northeasterly 94.87 feet along the arc of said curve through a central angle of 10°21'12"; thence North 35°33'01" East 64.47 feet to a point on a 25.00 foot radius curve to the left, center bears North 54°26'59" West; thence Northerly 21.03 feet along the arc of said curve through a central angle of 48°11'23" to a point on a 50.00 foot radius reverse curve to the right, center bears North 77°21'38" East; thence Northeasterly 108.61 feet along the arc of said curve through a central angle of 124°27'17"; thence North 27°56'12" East 464.67 feet; thence South 69°14'34" East 319.69 feet to the Point of Beginning.

Containing 564,661 square feet or 12.96 acres, more or less.

PROMONTORY PAINTED SHORES PHASE 3 PARCEL 'B' LEGAL DESCRIPTION

A parcel lying within the Southwest quarter of Section 13 and the Northwest quarter 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 3,236.80 feet along the southerly line of said Section 13;

Thence North a distance of 169.88 feet to the true Point of Beginning. . Thence South 53°59'17" East 43.46 feet to a point on a 475.00 foot radius curve to the right, center bears South 36°00'43" West; thence Southeasterly 377.90 feet along the arc of said curve through a central angle of 45°35'00"; thence South 08°24'17" East 188.50 feet to a point on a 1,300.00 foot radius curve to the left, center bears North 81°35'43" East; thence Southerly 61.15 feet along the arc of said curve through a central angle of 02°41'43"; thence South 11°06'00" East 99.21 feet to a point on a 725.00 foot radius curve to the right, center bears South 78°54'00" West; thence Southerly 148.51 feet along the arc of said curve through a central angle of 11°44'13"; thence South 77°55'03" West 207.04 feet; thence North 06°46'26" West 366.13 feet; thence North 23°49'52" West 246.92 feet; thence North 13°25'02" West 167.74 feet; thence North 35°37'42" East 151.11 feet to the Point of Beginning.

Containing 179,251 square feet or 4.12 acres, more or less.

Within portions of SS-25 and SS-52.