

WHEN RECORDED, MAIL TO:  
Ballard Spahr LLP  
201 S. Main Street  
Salt Lake City, UT 84111  
Attn: Steven P. Mehr

Ent 515340 Bk 1397 Pg 1521-1523  
Date: 17-FEB-2022 11:06:23AM  
Fee: \$40.00 Check Filed By: HP  
MARCY M MURRAY, Recorder  
WASATCH COUNTY CORPORATION  
For: BALLARD SPAHR LLP

Tax Parcel No.: 00-0021-5603

### NOTICE OF LIEN

The undersigned claimant, WEATHERVANE STATION SUBDIVISION AMENDED LOT 2, SECOND AMENDED UNITS A-G CONDOMINIUM OWNER'S ASSOCIATION, A/K/A/ ARGENTO BUSINESS PARK, a Utah nonprofit corporation, whose mailing address is 2206 W 3000 S, Charleston, UT 84032, hereby claims a condominium association lien ("**Notice of Lien**") under Section 57-8-44 of the Utah Condominium Ownership Act, as amended and supplemented, and hereby declares the following:

1. The name of the Owner, or reputed Owner of the property is: KINTYRE, LLC, a Utah limited liability company, whose address is 3334 E Stoney Creek Circle, Heber City, UT 84032 (the "**Owner**").
2. The Owner has failed to pay certain assessments, as described hereinafter, to WEATHERVANE STATION SUBDIVISION AMENDED LOT 2, SECOND AMENDED UNITS A-G CONDOMINIUM OWNER'S ASSOCIATION, A/K/A/ ARGENTO BUSINESS PARK ("**Association**"). The Association levied such Assessments pursuant to the provisions of that certain Declaration of Condominium Regime for Argento Business Park Condominiums recorded January 20, 2021 as Entry No. 492515 in Book 1334 at page 956 in the office of the Wasatch County Recorder ("**Official Records**"), as amended and restated by that certain First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Argento Business Park Condominium Owner's Association, recorded February 10, 2021 as Entry No. 493857 in Book 1337 at page 1824 of Official Records, and as amended and restated by that Second Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Weathervane Station Subdivision Amended Lot 2, Second Amended Units A-G Condominium Owner's Association, A/K/A/ Argento Business Park, recorded February 11, 2021 as Entry No. 493958 in Book 1338 at page 344 of Official Records, as amended and restated by that Third Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Weathervane Station Subdivision Amended Lot 2, Second Amended Units A-G Condominium Owner's Association, A/K/A/ Argento Business Park, recorded February 18, 2021 as Entry No. 49424 in Book 1339 at page 469 of Official Records, and as amended by that Supplemental Declaration to Third Amended and Restated Declaration of Covenants, Conditions and Restrictions of the Weathervane Station Subdivision Amended Lot 2, Second Amended Units A-G Condominium Owner's Association, A/K/A/ Argento Business Park, recorded March 5, 2021 as Entry No. 495354 in Book 1342 at page 180 of Official Records (the "**Declaration**").

The amount of the unpaid assessment that this lien secures is One Thousand Six Hundred Forty and 32/100 Dollars (\$1,640.32) as of February 16, 2022, together with assessments accruing thereafter, late fees, interest at the rate of ten percent (10%) per annum, the cost of recording the Notice of Lien of Forty and 00/100 Dollars (\$40.00), the cost of attorneys' fees in the amount of Thirteen Thousand Seven Hundred Twelve and 50/100 Dollars (\$13,712.50), for a total as of February 16, 2022, of Fifteen Thousand Four Hundred Eighty-Four and 26/100 Dollars (\$15,484.26). Interest and attorneys' fees shall continue to accrue. The failure to pay said amounts constitutes a breach of and a default of the obligations of the Owner under the Declaration.

3. The claimant's representative is Steven P. Mehr, 201 S. Main Street, Salt Lake City, UT 84111, (801) 517-6811.
4. A description of the property charged with the lien is:

PARCEL 1:

Unit A, WEATHERVANE STATION SUBDIVISION AMENDED, LOT 2, 2ND AMENDED, according to the official plat thereof, as recorded in the office of the Wasatch County Recorder, State of Utah.

PARCEL 1A:

Non-exclusive easements for access, ingress and egress, as established by the Third Amended and Restated Declaration of Covenants, Conditions and Restrictions of The Weathervane Station Subdivision Amended Lot 2, Second Amended Units A – G Condominium Owner's Association, a/k/a Argento Business Park recorded February 18, 2021 as Entry No. 494324 in Book 1339 at Page 469.

*[Signature on Following Page]*

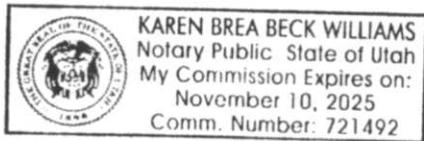
IN WITNESS WHEREOF, the undersigned claimant has executed this Notice of Lien this 16th day of February 2022.

WEATHERVANE STATION  
SUBDIVISION AMENDED LOT 2,  
SECOND AMENDED UNITS A-G  
CONDOMINIUM OWNER'S  
ASSOCIATION, A/K/A/ ARGENTO  
BUSINESS PARK,  
a Utah non-profit corporation

By:   
Name: Michael Stoll  
Its: President

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE )

The foregoing instrument was acknowledged before me this 16<sup>TH</sup> day of FEBRUARY 2022, by Michael Stoll, the President of WEATHERVANE STATION SUBDIVISION AMENDED LOT 2, SECOND AMENDED UNITS A-G CONDOMINIUM OWNER'S ASSOCIATION, A/K/A/ ARGENTO BUSINESS PARK., a Utah nonprofit corporation.



  
NOTARY PUBLIC

My Commission Expires:

Residing at: