

Notice of
OCCUPANCY RESTRICTION
 Where Residential Structures Have Second Kitchens

All prospective, current, future owners, and heirs to said property, are hereby notified that the residence located at 1951 N. Crestwood Blvd., Lot 1, Block , and Country Lane Subdivision, Pleasant Grove City, Utah, and assigned Utah County Tax Identification Number is permitted the use of a second kitchen, so long as its use complies with the Policy Regarding Second Kitchens in Single Family Residences, as is attached hereto. That Policy is issued by Pleasant Grove City Corporation, Community Development Department, as a part of its responsibility in enforcing compliance with Pleasant Grove City Ordinances.

The residence located at the above referenced address shall have only one front entrance, one address, and one electric meter. In accordance with the provisions allowing for a second kitchen, neither this document nor the existence of a second kitchen should be interpreted as allowing for, or permitting, any form of accessory apartment or second living unit at this location. In those residences with a second kitchen, both present and future owners of the property must limit use of the single family residence to one family only. Present and future owners shall not have roomers and boarders other than members of the family as defined now or in the future by Pleasant Grove City.

I/We, Wayne Norman Thompson, as owner(s) of the subject property, declare this 17 day of August, 2006, that I/We understand the requirements for the creation/existence of a second kitchen in the residence identified above. In accordance with these requirements, I/We declare that I/We will in no way attempt to modify the existing residence in order to create an accessory apartment or a second living unit. Further, I/We agree that I/We shall allow Pleasant Grove City staff to make an inspection of the subject home within reasonable hours, in order to determine compliance with the Pleasant Grove City Policy Regarding Second Kitchens in Single Family Residences.

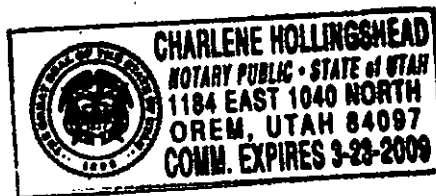
Signed: [Signature] Date Signed: 8/22/06
 Signed: _____ Date Signed: _____

STATE OF UTAH)
 COUNTY OF UTAH) SS.

ENT 113740:2006 PG 1 of 2
 RANDALL A. COVINGTON
 UTAH COUNTY RECORDER
 2006 Aug 30 3:14 pm FEE 12.00 BY SS
 RECORDED FOR PARCELL CONSTRUCTION

On this 22nd day of August, 2006,
Wayne Norman Thompson, appeared before me,
Charlene Hollingshead, a Notary Public, and identified
 him/herself/themselves as the signer(s) of the foregoing instrument and who duly acknowledged that
 he/she/they executed the same.

Signed: [Signature]
 NOTARY PUBLIC, in and for the County of Utah,
 State of Utah. My Commission Expires: 3/23/09
 Print Name: Charlene Hollingshead



Pleasant Grove City, Utah - Community Development Department
**POLICY REGARDING SECOND KITCHENS
IN SINGLE FAMILY RESIDENCES**

PURPOSES OF POLICY:

- To establish criteria for allowing a second kitchen in single family residences;
- To distinguish such allowance from that which would result in creation of a second dwelling unit or accessory apartment; and
- To be in accordance with all applicable State and City laws.

CONDITIONS FOR ALLOWING SECOND KITCHENS:

1. The home shall have only one front entrance.
2. The home shall have only one address.
3. An interior access shall be maintained to all parts of the home. This requirement is to assure that an accessory unit or apartment is not created. For example, there shall be no keyed and dead bolt locks, or other manner of limiting or restricting access from the second kitchen to the remainder of the home.
4. The home shall have no more than one electrical meter.
5. A second kitchen may exist only as part of the primary structure and may not be installed in an accessory or "out" building.
6. Upon request made by Pleasant Grove City staff, the home owner shall allow within reasonable hours an inspection of the home which has a second kitchen, in order to determine compliance with this policy.
7. Property owner must sign a written Occupancy Restriction Agreement, as prescribed by Pleasant Grove City which declares that the home will not be converted into two or more units without specific approval by authorized staff of both the Pleasant Grove City Building Inspection and Zoning Divisions and compliance with applicable zoning regulations. The owner's signature on such a document shall be notarized and recorded with the Utah County Recorder's Office prior to issuance of a building permit.
8. Once a second kitchen is approved under the above criteria, both present and future owners of the property must limit use of the single family residence to one family only. Present and future owners shall not have roomers and boarders other than members of the family as defined now or in the future by Pleasant Grove City.
9. Construction of any such kitchen would then be required to meet Uniform Building Code standards.