



MURRAY
ADMINISTRATIVE &
DEVELOPMENT SERVICES

Second Kitchen Covenant

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02/15/2017 01:01 PM \$10.00
Book - 10529 Pg - 9278
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
EMILY RUBALCAVA
5802 S COVE CREEK LN
MURRAY UT 84107
BY: DKP, DEPUTY - WI 1 P.

GRANTOR(s), Boan + Emily Rubalcava, an individual,

hereby grants, for consideration received to GRANTEE, Salt Lake County, Utah, the following described covenant restricting the use of the following property (hereby the Property):

Property Address: 5802 S. Cove Creek Ln. Murray, UT 84107

Parcel Identification # 2217 3020 0700 00

Legal Description: ~~See Attached~~ Lot 20, FOREST CREEK PUD

Grantor, his/her heirs, legal representatives, or assigns, including any future owner or leaseholder of the property, or any of them, shall not, nor will at any time during their ownership or control of the Property, use the Property for anything other than a single family residence without first obtaining approval from the Murray City Planning Commission by way of a Conditional Use Permit for an Accessory Dwelling Unit. The construction, installation, or preexistence of a second kitchen within a single family residential dwelling is for the sole use and enjoyment of one family, (as defined by the Murray Municipal Code) living within the dwelling.

This Covenant shall run with the property, and shall be binding on all future owners, heirs, assigns, leaseholders, or other legal representatives. This Covenant is for the benefit of Murray City and shall serve as a notice that the existence of the second kitchen does not constitute City approval for an additional dwelling unit. Any desire or intent to use the second kitchen as part of a second dwelling unit on this Property shall only be allowed with approval of a Conditional Use Permit by the Murray City Planning Commission for the Accessory Dwelling Unit.

If this Covenant is breached or violated in any way, Murray City may, at its option, require immediate termination of the offending use. Murray City hereby reserves all rights of enforcement and other remedies available by law. This Covenant shall remain in effect regardless of the amount of time the Property is used in violation of this Covenant.

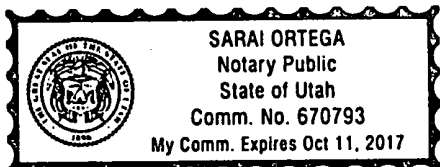
Dated this 15th day of February 2017.

[Signature]
Signed

[Signature]
Signed

State Of Utah)
County of Salt Lake) ss:

On the 15 day of February, 2017 personally appeared before me [Signature]
[Signature] and Emily Rubalcava the signer(s) of the within instrument
and who duly acknowledged to me that they executed the same.



[Signature]
Notary Public
Residing in Salt Lake City
My commission expires: Oct. 11 2017