



ENT 131683:2016 PG 1 of 2
JEFFERY SMITH
UTAH COUNTY RECORDER
2016 Dec 30 10:33 am FEE 12.00 BY NG
RECORDED FOR JOHNSTON, LAUREN

Notice of OCCUPANCY RESTRICTION Regarding Second Kitchens in Single Family Residences

All current and prospective owners and heirs to said property are hereby notified that the residence located at:
Address 199 E Zinfandel Ln Vineyard, UT 84057, Town of Vineyard, Utah
Lot No. 1038, Plat S, Subdivision The Elms, Phase 1
Utah County Tax Serial No. 38:473:1038

Is permitted the use of a second kitchen, so long as its use complies with the *Policy Regarding Second Kitchens in Single Family Residences* (attachment provided). That Policy is issued by Vineyard Town, Community Development Department, as part of its responsibility in enforcing compliance with Vineyard Town 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 secondary 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 or boarders other than members of the family, as defined now or in the future by Vineyard Town.

I, the undersigned, Aaron & Lauren Johnston as owner(s) of the subject property, declare this 29th day of December, 2016, that I understand the requirements for the creation/existence of a second kitchen in the residence identified above. In accordance with these requirements, I declare that I will in no way attempt to modify the existing residence in order to create an accessory apartment or a second living unit. Further, I agree that I shall allow Vineyard Town staff to make an inspection of the subject home within reasonable hours, in order to determine compliance with the Vineyard Town *Policy Regarding Second Kitchens in Single Family Residences* (attachment provided).

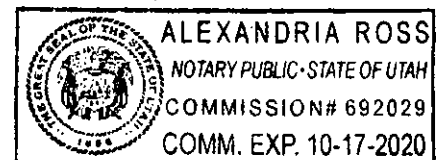
Signed: [Signature] Date Signed: 12/30/16
Signed: [Signature] Date Signed: 12/30/16

STATE OF UTAH)
COUNTY OF) SS.
UTAH

On this 30th day of December, 2016, the following individual/individuals, Aaron and Lauren Johnston, appeared before me, a Notary Public, and identified himself/herself/themselves as the signer(s) of the foregoing instrument and who duly acknowledged that they executed the same.

NOTARY PUBLIC, in and for the County of Utah, State of Utah.
My Commission Expires: 10-17-2020
Printed: Alexandria Ross

SIGNED: [Signature]



ATTACHMENT

Policy Regarding Second Kitchens in Single Family Residences Vineyard Town, Utah

PURPOSES OF POLICY

- To establish criteria for allowing a second kitchen in single family residence;
- 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 Town laws.

CONDITIONS FOR ALLOWING SECOND KITCHENS

1. The home shall have only one front entrance.
2. The home shall have only one address.
3. All 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 Vineyard Town staff, the homeowner 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 Vineyard Town, which declares that the home will not be converted into two or more units without specific approval by authorized staff of both the Vineyard Town Building Department and Vineyard Town Zoning Department, and compliance with applicable zoning regulations. The signature of the owner(s) 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 Vineyard Town.
9. Construction of any such kitchen would then be required to meet Uniform Building Code standards.