

NF
AFTER RECORDING RETURN TO:

City of Holladay
4580 South 2300 East
Holladay, UT 84117

SECOND KITCHEN COVENANT AND AGREEMENT

THE UNDERSIGNED, as the owner(s) and/or occupant(s) of the real property (the "Property") that is described below, hereby jointly and severally states as follows for the benefit of the City of Holladay and its successors and assigns (the "City"):

1. The undersigned acknowledges that the City's zoning ordinance permits only single family dwellings on the Property.
2. The undersigned acknowledges that a building containing more than one kitchen or set of cooking facilities (a "kitchen") could be considered, under applicable City ordinances, to contain more than one dwelling unit.
3. The undersigned hereby requests the City's consent to the construction and/or maintenance of a second kitchen in the structure (the "Residence") on the Property located at:

Address: 1574 WINWARDS DR. HOLLADAY, UT 84117

Parcel Number: 22-16-130-006

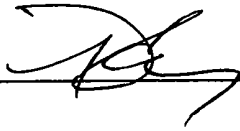
Legal description: 14 LAKEWOOD

Building permit reference: 20-0048

4. To induce, and in consideration for, the City's permission to maintain a second kitchen in the Residence, the undersigned hereby represents, warrants and certifies to the City that, notwithstanding the existence of a second kitchen in the Residence or the City's consent to such second kitchen, the Residence and the Property may not at any time be used for any purpose other than as a single family dwelling unless another use hereafter is specifically authorized by the City in writing.

5. The undersigned further acknowledges and agrees that any use of the Residence or the Property which increases the number of dwelling units therein beyond one (1) may cause the undersigned to incur civil and/or criminal liability for violation of the City's zoning ordinance.

6. This agreement shall constitute a covenant running with the land and shall be binding on the undersigned and the undersigned's heirs, assigns and successors-in-interest as to the Property

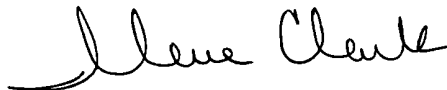


State of Utah

County of Salt Lake

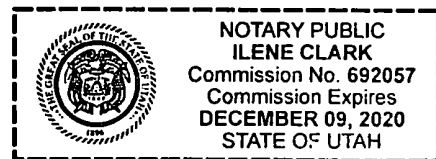
On February 12, 2020, Brandon Fry personally appeared before me,

Who is personally known to me
Whose identity I proved on the basis of Drivers License
Whose identity I proved on the oath/affirmation of _____
credible witness to be the signer of the above document, and he/she acknowledged that he/she signed it.



Notary Public

13214198
03/11/2020 10:47 AM \$0.00
Book - 10908 Pg - 3342
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
CITY OF HOLLADAY
4580 S 2300 E
HOLLADAY CITY UT 84117
BY: MBA, DEPUTY - WI 1 P.



Ent 13214198 BK 10908 PG 3342