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02/18/2021 01:38 PM \$40.00
Book - 11120 Pg - 9076-9079
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
SL CITY PLANNING
451 S STATE
STE 406
SLC UT 84114
BY: MGA, DEPUTY - WI 4 P.

WHEN RECORDED, RETURN TO:

Salt Lake City Corporation
Attn: Planning Director
451 S. State Street, Suite 406
Salt Lake City, Utah 84111

NOTICE AND DECLARATION OF DEED RESTRICTIONS
FOR ACCESSORY DWELLING UNIT
Per Salt Lake City Code § 21A.40.200.F

This Notice and Declaration of Deed Restrictions ("Declaration") is made with reference to the following facts:

A. I / We,

Trevor Fritzsche

(Names of all property owners of record)

the undersigned Declarant(s), am/are the sole owner(s) of record of that certain real property situated in the County of Salt Lake, State of Utah ("the Property"), known as

837 S McClelland St. SLC UT 84102

(Property physical address)

identified as Tax Parcel Identification Number 16-08-208-010

- B. Declarant(s) applied to Salt Lake City Corporation to authorize construction of an Accessory Dwelling Unit on the Property pursuant to *Salt Lake City Code* Section 21A.40.200.
- C. Declarant(s) desire(s) to enter into and record this Notice and Declaration of Deed Restrictions on the Property to meet the requirements of *Salt Lake City Code* Subsection 21A.40.200.F, and to give notice to successors in interest and others who may have an interest in the Property.

RECORDED AS RECEIVED
CO. RECORDER

RECORDED AS REQUESTED
CO. RECORDER

- D. Declarant(s) further desire(s) by this instrument to acknowledge that Salt Lake City Corporation has authority to enforce the restrictions declared herein as restrictions running with the land that shall bind Declarant(s) and all successors in interest to the Property.


NOW, THEREFORE, Declarant(s) declare(s) as follows:

1. The Property will be owner-occupied. The owner(s) may reside in either the Accessory Dwelling Unit or in the principal dwelling, but the owner(s) must reside on the Property unless an exception applies as described in Section 21A.40.200 of the *Salt Lake City Code*.
2. I / We understand that failure to comply with the owner-occupancy requirement shall constitute a violation of the *Salt Lake City Code* and shall be enforceable, at its option, by Salt Lake City Corporation. Enforcement may include revocation of applicable permits, zoning certificates, and other necessary approvals.
3. Salt Lake City Corporation is hereby designated as beneficiary of this Notice and Declaration, and shall have the right, but not the obligation, to enforce the provisions herein.
4. In the case of a violation of the owner-occupancy requirement where no exception applies, I / We agree that all costs incurred to enforce these restrictions shall be paid by the Property owner(s).
5. The Accessory Dwelling Unit may not be sold separately from the principal dwelling unit, and the Property may not be subdivided in a manner that would permit such separate sale or ownership.
6. This Notice and Declaration shall run with the land and be binding upon, and enforceable against, Declarant(s) and all heirs, assigns, future owners, and successors in interest to the Property. If the Property is conveyed to any other person or entity, the instrument that conveys title or any interest in or to said Property, or any portion thereof containing the Accessory Dwelling Unit and its associated principal dwelling, shall contain a restriction limiting the use of the Accessory Dwelling Unit pursuant to the terms of this Notice and Declaration. If at any time these restrictions are determined by a court of competent jurisdiction not to constitute a covenant running with the land, it is Declarant's intent that these restrictions shall form an equitable servitude on the Property, be binding on Declarant(s) and successors in interest, and remain in effect during the existence of the Accessory Dwelling Unit, including any alteration, modification, replacement, reconstruction, or relocation of the Accessory Dwelling Unit.

No modification, release or elimination of these restrictions shall be valid unless authorized in writing by the director of the Salt Lake City Planning Division and said writing is recorded with the Salt Lake County Recorder.

This Notice and Declaration is effective on the date of its recording with the Salt Lake County Recorder.

DATED: 2/18/21

OWNER(S):
By: 

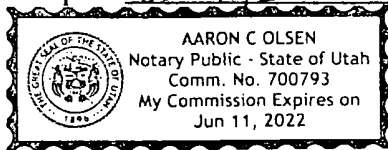
TREVOR FRITZSCHE
Printed Name (exactly as shown on deed)


Notary Acknowledgement

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

On this 18th day of February, in the year 2021, before me Aaron C. Olsen, a notary public, personally appeared Trevor Fritzsche, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Notice and Declaration of Deed Restrictions for Accessory Dwelling Unit and acknowledge he/she/they executed the same.

Commission Number 700793
My Commission Expires Jun 11, 2022




Print Name: Aaron C. Olsen
A Notary Public Commissioned in Utah

DATED: _____

By: _____
Signature

Printed Name (exactly as shown on deed)

Notary Acknowledgement

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

On this _____ day of _____, in the year 20__, before me _____, a notary public, personally appeared _____, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Notice and Declaration of Deed Restrictions for Accessory Dwelling Unit and acknowledge he/she/they executed the same.

Commission Number _____
My Commission Expires _____

Print Name: _____
A Notary Public Commissioned in Utah

SALT LAKE CITY PLANNING DIVISION

DATED: _____

By: _____

Signature

Printed Name, Title