

WHEN RECORDED RETURN TO:

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

ACCESSORY DWELLING UNIT RESTRICTIVE COVENANT
(Per Salt Lake City Code § 21A.40.200)

This Accessory Dwelling Unit Restrictive Covenant (“Covenant”) is made with reference to the following facts:

I, We, Warren Crummett

(names of all property owners of record)

(collectively, the “Declarant”) am/are the sole owner(s) of that certain real property situated in the County of Salt Lake, State of Utah, known as

532 S 1200 E, Salt Lake City UT 84102
(address of the property)

with a Tax Parcel Identification Number of 16-05-476-020 and as legally described on Exhibit A (the “Property”).

Declarant applied to Salt Lake City Corporation to authorize the construction and use of an accessory dwelling unit (“ADU”) on the Property pursuant to Salt Lake City Code Section 21A.40.200. The ADU is: internal to OR detached from the principal structure.

The square footage of the principal structure is 4000. The square footage of the ADU is 600.

Parking for the ADU is:

Not provided on the Property (on street only); or
 Provided on the Property (off street) and consists of 5 stalls located on

the side parking area.
(describe # and location of parking stalls)

Declarant desires to enter into this Covenant to meet the requirements of Salt Lake City Code Section 21A.40.200 and to give notice to successors in interest and others who may have an interest in the Property.

NOW, THEREFORE, Declarant declares as follows:

- A. The ADU can only be used and occupied in accordance with the applicable regulations adopted in the Salt Lake City Code and in accordance with all state and federal laws.
- B. We hereby permit Salt Lake City Corporation personnel access to the Property to confirm that the use and occupancy of the ADU complies with the terms of this Covenant and the applicable regulations adopted in the Salt Lake City Code.
- C. Neither the principal structure nor ADU shall be used for short term rental as defined in the Salt Lake City Code.
- D. The terms of this Covenant are enforceable by Salt Lake City Corporation or, pursuant to Utah Code Section 10-9a-802, any adversely affected party, and that in any such enforcement action the court shall award the prevailing party its attorneys fees.
- E. A violation of this Covenant shall be enforceable by Salt Lake City Corporation and at its option enforcement may include civil fines, revocation of applicable permits, zoning certificates, and other necessary approvals, and criminal citations.
- F. The ADU may not be sold separately from the principal structure and the Property may not be subdivided in a manner that would permit such separate sale or ownership.
- G. This Covenant shall run with the land and be binding upon and enforceable against Declarant 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 ADU and its associated principal structure, shall contain a restriction limiting the use of the ADU pursuant to the terms of this Covenant. 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 and successors in interest, and remain in effect during the existence of the ADU, including any alteration, modification, replacement, reconstruction, or relocation of the ADU.
- H. No modification, release or elimination of this Covenant 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 Covenant is effective on the date of its recording with the Salt Lake County Recorder.

DECLARANT: [must have a signature and notary block for each owner]

By: Warren Crummett
(signature)

Name: Warren Crummett
(printed name)

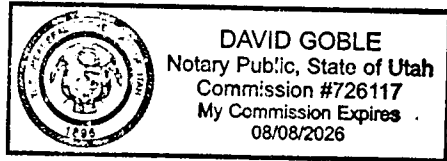
Date: 11/17/23

STATE OF UTAH)

COUNTY OF Salt Lake)

On this 17th day of November, 2023, before me David Goble,
a notary public, personally appeared Warren Crummett, proved on the basis of
satisfactory evidence to be the person whose name is subscribed to in the foregoing Accessory
Dwelling Unit Restrictive Covenant and acknowledges that he/she/they executed the same.

Commission number 726117
My commission expires 08/08/2026



David Goble
(signature)
Printed Name: David Goble
A notary public commissioned in Utah

(signature page follows)

**SALT LAKE CITY CORPORATION:
By its Planning Division**

By: *Benjamin Buckley*
(signature)

Name: Benjamin Buckley, Associate Planner
(printed name, title)

Date: Nov 17, 2023

STATE OF UTAH)

COUNTY OF SALT LAKE)

On this 17 day of November, 2023, before me SHANNA EARL,
a notary public, personally appeared BENJAMIN BUCKLEY, proved on the basis of
satisfactory evidence to be the person whose name is subscribed to in the foregoing Accessory
 Dwelling Unit Restrictive Covenant and acknowledges that he/she/they executed the same.

Commission number 732081
My commission expires 7.12.27

Shanna Earl
(signature)
Printed Name: SHANNA EARL
A notary public commissioned in Utah

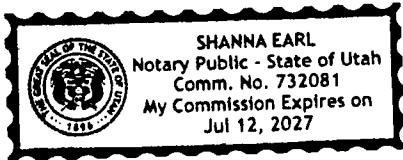


EXHIBIT A

Legal Description of the Property



DocQuery

Parcel Number • 16-05-476-020-0000

Active Parcel Number

Acreage • 0.2200

Address • 532 S 1200 E • SALT LAKE CITY • 84102

Owner of Record

LIVE WEST LLC,

Legal Description • Property Description For Taxation Purposes Only

COM AT SE COR LOT 7, BLK 14, PLAT F, SLC SUR; N 4 RDS; W 9 RDS; S 4 RDS; E 9 RDS TO BEG. 4217-499,500 4218-0001
7586-1252 7586-1253 9124-373

LLC
Certificate of Organization
OF
Live West LLC

The undersigned person(s) do hereby adopt the following Certificate of Organization for the purpose of forming a Utah Limited Liability Company.

Article I

The name of the limited liability company is to be Live West LLC

Article II

The purpose or purposes for which the company is organized is to engage in:
Real estate activities

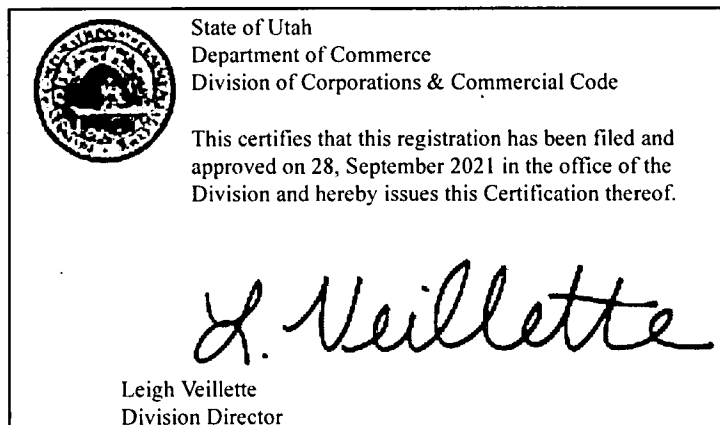
The Company shall further have unlimited power to engage in or to perform any and all lawful acts pertaining to the management of any lawful business as well as to engage in and to do any lawful act concerning any and all lawful business for which a Limited Liability Company may be organized under the Utah Limited Liability Company Act and any amendments thereto.

Article III

The Company shall continuously maintain an agent in the State of Utah for service of process who is an individual residing in said state. The name and address of the initial registered agent shall be:

(Registered Agent Name & Address)

Warren Crummett
260 S 500 E Apt 623
Salt Lake City, UT, 84102



Article IV

Name, Street address & Signature of all members/managers

Manager #1

Warren Crummett

260 S 500 E Apt 623

Salt Lake City, UT 84102

Warren Crummett

Signature

DATED 28 September, 2021.

Article V

Management statement

This limited liability company will be managed by its Managers

Article VI

Records required to be kept at the principal office include, but are not limited to the following:

Article VI.1

A current list in alphabetical order of the full name and address of each member and each manager.

Article VI.2

A copy of the stamped certificate of Organization and all *certificates of amendments thereto*.

Article VI.3

Copies of all tax returns and financial statements of the company for the three most recent years.

Article VI.4

A copy of the company's operating agreement and minutes of each meeting of members.

Article VII

The street address of the principal place of business is:

260 S 500 E Apt 623
Salt Lake City, UT 84102

Article VIII

The duration of the company shall be Perpetual

Under GRAMA (63-2-201), all registration information maintained by the Division is classified as public record. For confidentiality purposes, the business entity physical address may be provided rather than the residential or private address of any individual affiliated with the entity.