



WHEN RECORDED RETURN TO:

Washington City Recorder
111 North 100 East
Washington, Utah 84780

Tax I.D. No: W-HPCC-A4-1-303-CC

ACCESSORY DWELLING UNIT DEED RESTRICTION

WHEREAS, in reliance upon the recording of this Deed Restriction, which is effective upon the date and time of its recording, a permit for an accessory dwelling unit was issued by Washington City to Cw The Views I LLC, (the Owner) who is the current owner of the herein described parcel of land (the "Parcel") which is located at 473 N Highland Pkwy, and identified by the Washington County Recorder with the following Parcel ID #: W-HPCC-A4-1-303 and further described as follows:
-CC

See "Exhibit A - Site Plan for the Parcel"

THEREFORE, The Owner declares this Deed Restriction and agrees to strictly adhere to the regulations governing attached and detached accessory dwelling units within Washington City as set forth in the Washington City Code and Utah Code. The Owner also agrees to the complete and absolute prohibition of use of the accessory dwelling as a nightly rental, short-term rental, or vacation rental.

THE RECORDING OF THIS DEED RESTRICTION is recorded against the property at the discretion of Washington City and the Owner of the property, and shall be deemed to run with the land and with the property and shall be binding on all successors, and assigns.

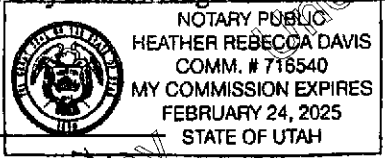
IN THE WITNESS WHEREOF, the undersigned has set his/her hand this 2 day of NOV, 2021.

By: [Signature]

STATE OF UTAH)

COUNTY OF WASHINGTON)

On this 2 day of November 2021 before me personally appeared, _____ whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he/she is the owner of the property described, and did duly acknowledge to me that the forgoing document was entered into and signed by him/her.



NOTARY PUBLIC
Residing at: 2250 N. Coral Canyon Blvd Washington, UT 84780

Account 0988886

Location

Account Number 0988886
Parcel Number W-HPCC-A4-1-303-CC
Tax District 41 - Washington Coral Canyon SID
Acres 0.36
Situs 473 N HIGHLAND PKWY , WASHINGTON
Legal Subdivision: HIGHLAND PARK AREA 4 AT THE CORAL CANYON COMMUNITY 1 2ND AMD (W) LOT 303

Owner

Name CW THE VIEWS 1 LLC
 1222 W LEGACY CROSSING BLVD # 6
 CENTERVILLE, UT 84014

Value

Market (2021) \$89,300
Taxable \$89,300
Tax Area: 41 **Tax Rate:** 0.010297

Type	Actual	Assessed	Acres
Non			
Primary	\$89,300	\$89,300	0.360
Land			

Parent Accounts 0966022

Parent Parcels W-HPCC-A4-1-FIRE-CC

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Transfers

Entry Number

20170013698
20170031182
20210009025

Recording Date

04/04/2017 08:49:29 AM
07/31/2017 03:46:07 PM
02/08/2021 03:39:51 PM

"Tax"

Images

Tax Year

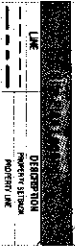
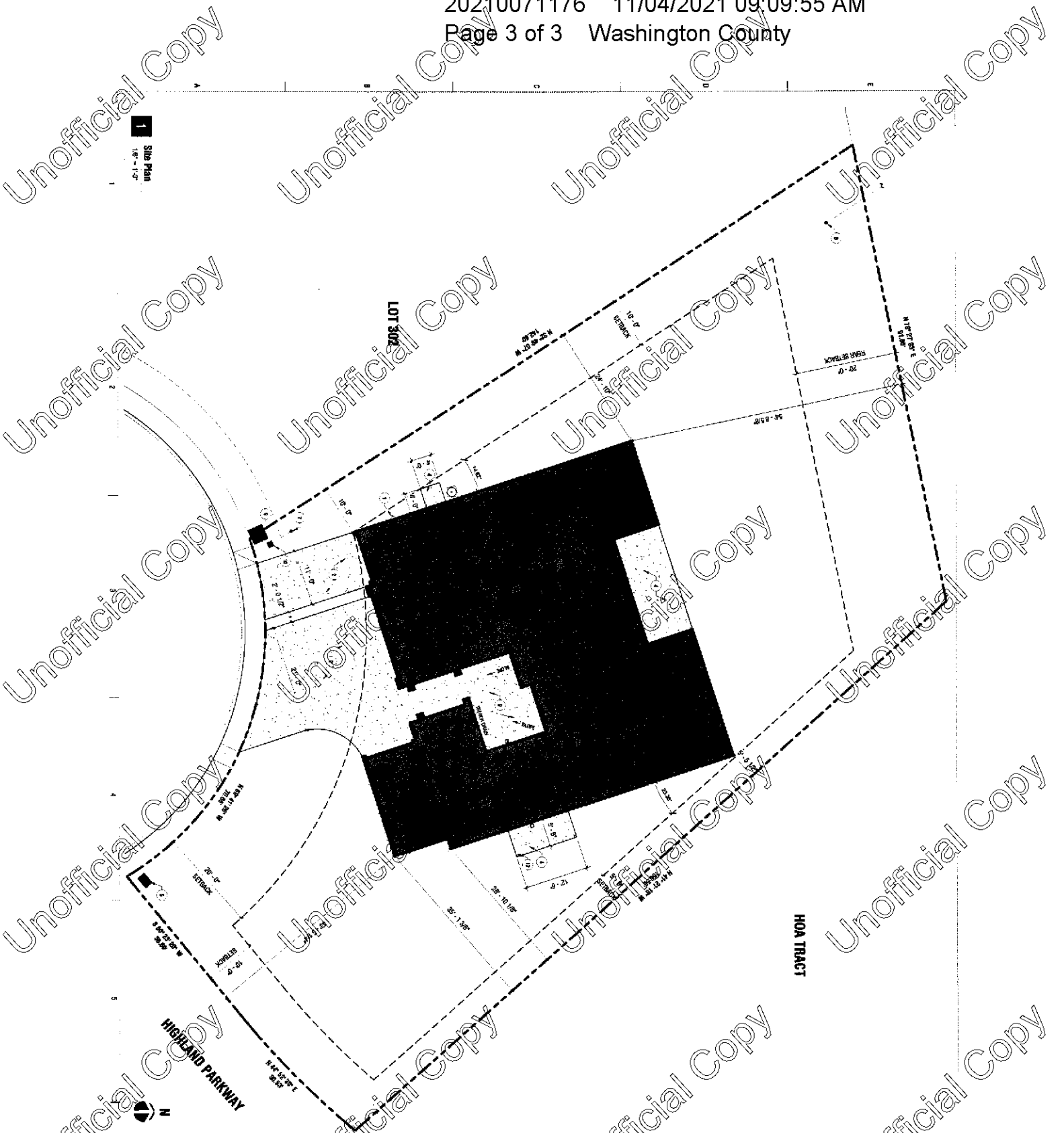
Taxes

2021	\$919.52
2020	\$864.12

• [GIS](#)



1
 Site Plan
 1/8" = 1'-0"



DESIGNER:
 PROJECT NUMBER:
A0003
 SHEET NUMBER: 1/3

PLAN: SB-C
 ELEM: TRK - Spanish
 DATE: 2/18/2021
 SHEET NAME: # NUMBER:
 Site Plan

REVISIONS	
NO.	DESCRIPTION

NO.	DESCRIPTION
1	ELECTRICAL METERS
2	CONCRETE OVERLAY
3	CONCRETE SWIMMING SPERMATUM HIGH
4	EXPOSED CONCRETE FOOT AND SCORE PAINT FROM
5	WATER METERS
6	POOL LINE SIGN
7	POOL LINE SIGN
8	POOL LINE SIGN
9	POOL LINE SIGN
10	POOL LINE SIGN
11	POOL LINE SIGN
12	POOL LINE SIGN

SITE INFORMATION
 INTERIOR: UNFINISHED
 LOT NUMBER: 302
 PLAT: 2018-001-001
 PROJECT NUMBER: 11022021

GENERAL SITE NOTES

1. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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12. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

Cole West Home
 The Views

2200 N. Coast Center Blvd.
 Washington, OR, 97140
 503.235.2811

Our project is a new home in the Cole West Home community. We are proud to offer you a high-quality home with a beautiful view of the coast. The home is located in a prime location and is surrounded by lush landscaping. We are excited to have you as a new neighbor and look forward to your visit.

COLE WEST HOME