

WHEN RECORDED RETURN TO:

Washington City Recorder
111 North 100 East
Washington, Utah 84780

DOC # 20230024579

Restrictive Page 1 of 3
Gary Christensen Washington County Recorder
08/16/2023 10:26:29 AM Fee \$ 40.00
By HEATHER DAVIS

Tax I.D. No: W- SOL-1 -32 - 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 SOLIS LLC, (the Owner) who is the current owner of the herein described parcel of land (the "Parcel") which is located at 1415 N Highland Parkway, and identified by the Washington County Recorder with the following Parcel ID #: W-SOL-1-32-CC and further described as follows:

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, detached, and internal 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.

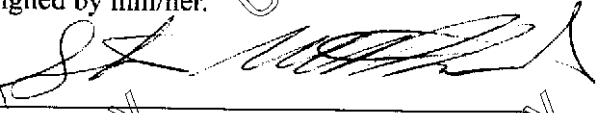
THE RECORDING OF THIS DEED RESTRICTION is recorded against the property at the discretion of Washington City and the Owner of the property, and shall be deemed to run with the land and with the property and shall be binding on all successors, and assigns.

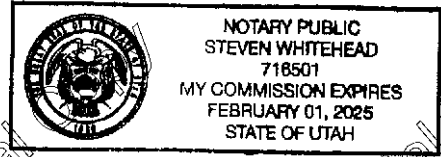
IN THE WITNESS WHEREOF, the undersigned has set his/her hand this 11th day of August, 2023.

By: 
Printed Name: Chris Winter
Representative of Cole West Home

STATE OF UTAH)
COUNTY OF WASHINGTON)

On this 11th day of August 2023, before me personally appeared Chris Winter 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: 136 N GEMSTONE WAY, WASHINGTON, UT 84780



8/10/23, 9:00 AM

Account View

Account 1168326

Location

Account Number 1168326
 Parcel Number W-SOL-1-32-CC
 Tax District 41 - Washington Coral Canyon SID
 Acres 0.28
 Situs 0, 0
 Legal Subdivision: SOLIS AT CORAL CANYON 1
 (W) Lot: 32

Owner

Name CW THE SOLIS LLC
 610 N 800 W
 CENTERVILLE, UT 84014-1482

Value

Market (2023) \$155,000
 Taxable \$155,000
 Tax Area: 41 Tax Rate: 0.007928

| Type | Actual | Assessed | Acres |
|---------|-----------|-----------|-------|
| Non | | | |
| Primary | \$155,000 | \$155,000 | 0.280 |
| Land | | | |

Parent Accounts 1151643

Parent Parcels W-4-2-7-100-CC

Child Accounts

Child Parcels

Sibling Accounts

Sibling Parcels

Transfers

Entry Number

20220031035
 20220047410

Recording Date

06/14/2022 03:04:09 PM
 06/21/2022 03:00:32 PM

Tax

Images

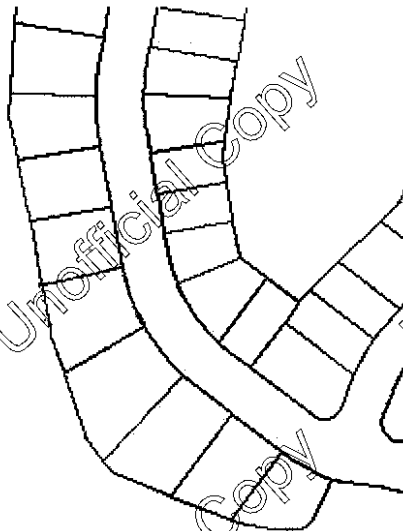
Tax Year

Taxes

| | |
|-------|---------------|
| *2023 | \$1,228.84 |
| 2022 | No Tax Values |

• GIS

* Estimated



COLE WEST HOME

2251 N. Crest Canyon Blvd.
Suite 300
Washington, Utah 84790
0-435-273-2977

COLE WEST HOME
1415 N Highland Pkwy
Salt Lake City, UT 84119
0-801-466-1111

Cole West Home
Salt Lake City, UT 84119
1415 N Highland Pkwy
Washington, UT 84790
0-435-273-2977

| NO. | DESCRIPTION | DATE |
|-----|--------------------|------------|
| 1 | ISSUED FOR PERMITS | 08/16/2023 |
| 2 | ISSUED FOR PERMITS | 08/16/2023 |

SELECTION SHEET as of
CHANGE ORDER: 3
Confirm all selections prior to installation
with most current Selection Sheet.

PLAN: A1/A2
ELEVATION: 1/2000
DATE: 8/2/2023
SHEET NAME + NUMBER:
Site Plan
A006
PERMIT NO:

| SITE INFORMATION | |
|------------------|----------------------|
| PROJECT NAME: | COLE WEST HOME |
| LOT NUMBER: | 1415 N HIGHLAND PKWY |
| PROJECT CODE: | 20230024579 |

| GENERAL NOTES | |
|---------------|--|
| A. | ALL PERMS ARE SUBJECT TO THE CITY OF SALT LAKE CITY PERMITS DEPARTMENT. PROVIDE COMPLETE INFORMATION WITH PERMITS APPLICATION. |
| B. | ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE CITY PERMITS DEPARTMENT. PROVIDE COMPLETE INFORMATION WITH PERMITS APPLICATION. |
| C. | ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE CITY PERMITS DEPARTMENT. PROVIDE COMPLETE INFORMATION WITH PERMITS APPLICATION. |
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| SITE PLAN LEGEND | |
|------------------|--------------------------|
| 1 | CONCRETE |
| 2 | ASPHALT |
| 3 | GRAVEL |
| 4 | PAVED DRIVE AND DRIVEWAY |
| 5 | PAVED DRIVE AND DRIVEWAY |
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