



WHEN RECORDED RETURN TO: _____

Washington City Recorder
111 North 100 East
Washington, Utah 84780

Tax I.D. No: W-DF-2-45

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 Sunwood Homes of Southern Utah, LLC, (the Owner) who is the current owner of the herein described parcel of land (the "Parcel") which is located at 664 E Desert Cactus Dr, Washington, Utah 84780, and identified by the Washington County Recorder with the following Parcel ID #: W-DF-2-45 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 22 day of March, 2024.

By: [Signature]

S. Bret Howcroft

STATE OF UTAH)

COUNTY OF WASHINGTON)

On this 22 day of March, 2024, before me personally appeared, S. Bret Howcroft 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.

[Signature]
NOTARY PUBLIC
Residing at: La Verkin, UT

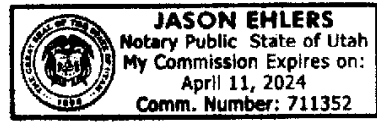
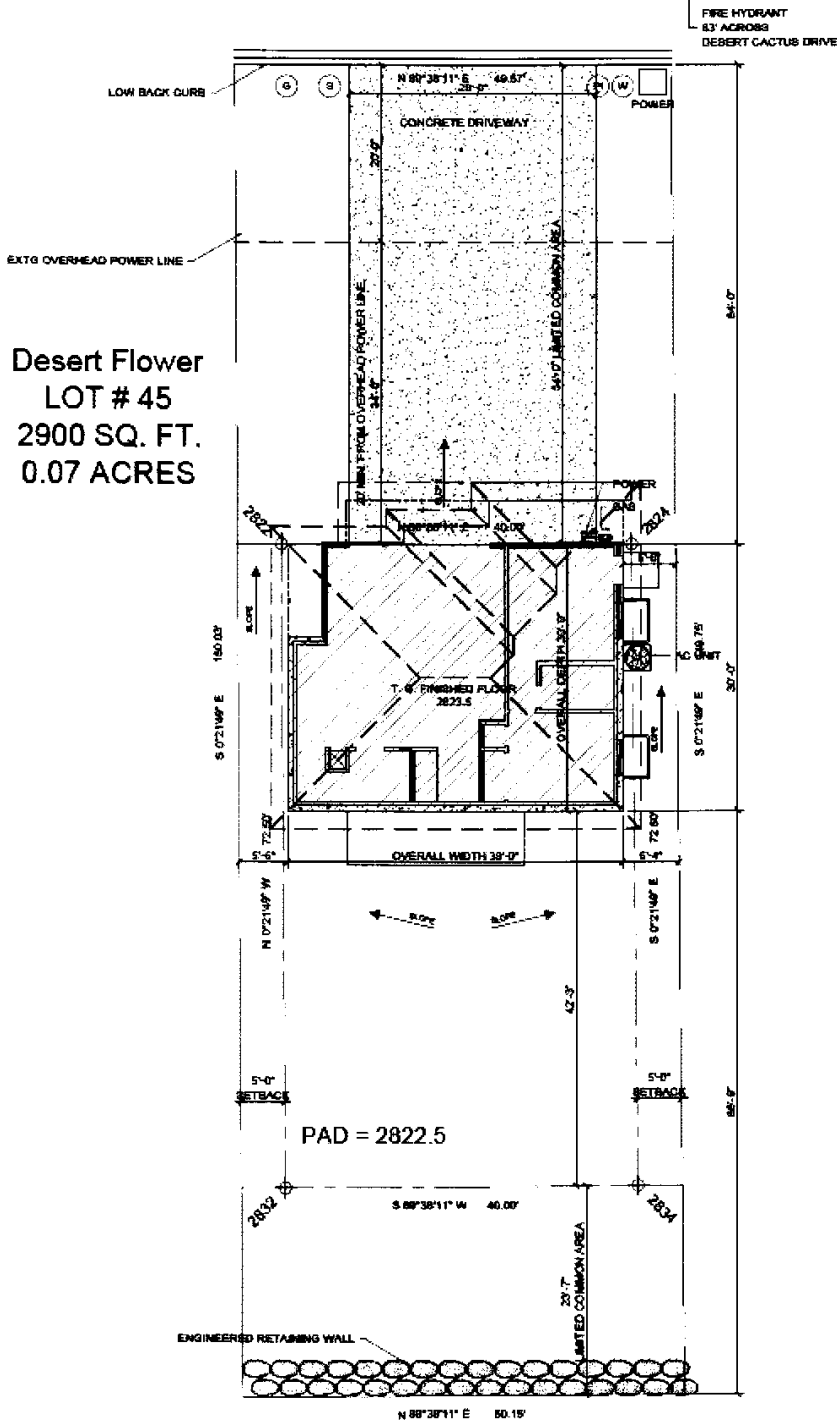


Exhibit A – Site Plan for the Parcel

Desert Cactus Dr



DESERT FLOWER 2 AMD (W) Lot: 45

Legal Description

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BELLA VISTA DRIVE AS SHOWN ON ROAD DEDICATION PLAT DOCUMENT NO. 20070012069, RECORDED AND ON FILE IN THE OFFICE OF THE RECORDER, WASHINGTON COUNTY, STATE OF UTAH, BEING N 1°05'22" E 660.73 FEET ALONG THE EAST SECTION LINE OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN, AND N 88°54'38" W 604.31 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 14, AND RUNNING THENCE S 89°42'48" W 405.73 FEET; THENCE N 0°17'01" W 45.19 FEET, THENCE S 89°42'60" W 77.25 FEET; THENCE N 1°30'25" E 75.32 FEET; THENCE S 88°29'35" E 74.93 FEET; THENCE N 0°17'01" W 31.87 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF DESERT FLOWER PHASE 1, RECORDED AND ON FILE IN THE OFFICE OF THE SAID RECORDER; THENCE N 89°42'48" E 398.60 FEET ALONG SAID BOUNDARY, TO A POINT ON THE SAID WESTERLY RIGHT OF WAY OF BELLA VISTA DRIVE; THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FOUR (4) COURSES, (1) S 0°17'12" E 4.00 FEET, TO A POINT ON A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, WITH A RADIUS WHICH BEARS S 0°17'12" E, (2) THENCE ALONG THE ARC OF SAID CURVE 39.92 FEET THROUGH A CENTRAL ANGLE OF 91°29'22", (3) THENCE 8 1°12'10" W 31.99 FEET, TO THE POINT OF A 275.00 FOOT RADIUS CURVE TO THE RIGHT, (3) THENCE ALONG THE ARC OF SAID CURVE 90.41 FEET THROUGH A CENTRAL ANGLE OF 18°50'11", TO THE POINT OF BEGINNING. BEING THE PROPOSED PLAT OF DESERT FLOWER PHASE 2.