



WHEN RECORDED RETURN TO:

Washington City Recorder
111 North 100 East
Washington, Utah 84780

Tax I.D. No: W-SRELV-2-4015

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 D R Horton, (the Owner) who is the current owner of the herein described parcel of land (the "Parcel") which is located at 1281 South Hidden Passage Cove, and identified by the Washington County Recorder with the following Parcel ID #: W-SRELV-2-4015 and further described as follows:

Standing Rock East at Long Valley 2 (W) Lot: 4015
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 12 day of April, 2024

By: *Donald Bean*

STATE OF UTAH)

COUNTY OF WASHINGTON)

On this 12 day of April, 2024 before me personally appeared, Donald Bean 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.

Melodie Hayes
NOTARY PUBLIC
Residing at: Washington, Utah

