

Restrictive Page 1 of 3  
Gary Christensen Washington County Recorder  
09/19/2024 09:36:14 AM Fee \$40.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

**WHEN RECORDED RETURN TO:**

Washington City Recorder  
111 North 100 East  
Washington, Utah 84780

Tax I.D. No: W-SPFLW-4-4093

**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 3720 E Padre CV, and identified by the Washington County Recorder with the following Parcel ID #: W-SPFLW-4-4093 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 10 day of September 2024.

By: [Signature]  
Donald Bean, Owner

STATE OF UTAH )  
COUNTY OF WASHINGTON )

On this 10th day of September 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.

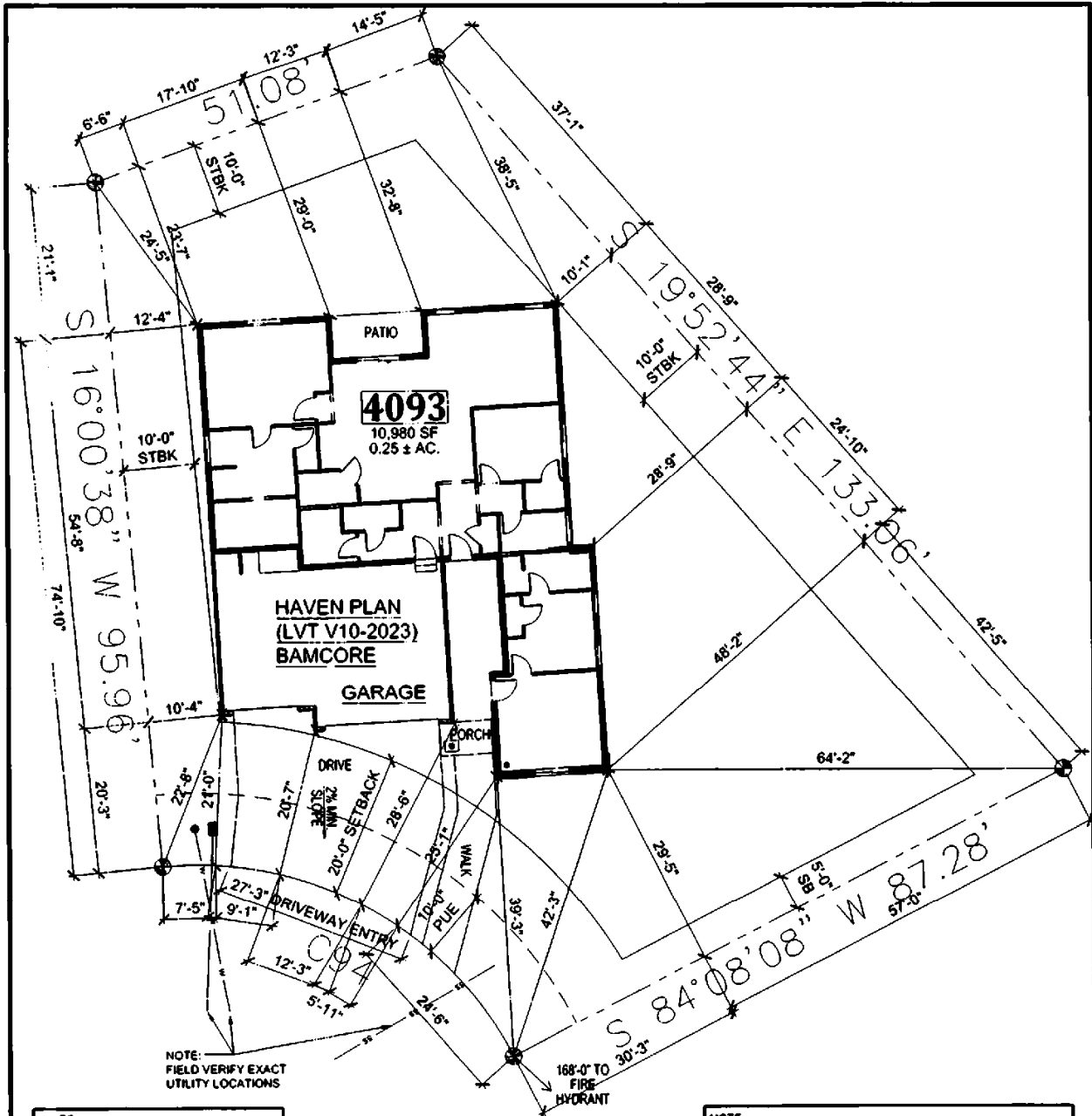
[Signature]  
NOTARY PUBLIC  
Residing at: Utah



**\*Exhibit A\***

**Lot: 4093, STANDING ROCK EAST AT LONG VALLEY PHASE 4, according to the official plat thereof, as filed in the office of the Washington County Recorder, State of Utah**

**Tax Id: W-SRELV-4-4093**



NOTE:  
 FINAL GRADING TO PROVIDE DRAINAGE  
 SHALL BE SUCH AS TO RETAIN ALL SURFACE WATER  
 ON LOT AND SLOPE AWAY FROM HOUSE  
 FOUNDATION AND NEIGHBORING LOTS

NOTE:  
 ALL DIMENSIONS ARE FROM  
 PROPERTY LINES ONLY

NOTE:  
 BACK OF SIDEWALK IS  
 NOT AT PROPERTY LINE

NOTE:  
 ALL LANDSCAPING MUST CONFORM TO ALL HOA, CC&R, AND  
 CITY CODES AND REQUIREMENTS. AS REQUIRED, PLANS  
 WILL NEED TO BE APPROVED BY HOA OR CITY DEPARTMENTS.  
 VERIFY BEFORE ANY CONSTRUCTION BEGINS.

LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EASEMENT LINE
	WATER LINE
	SEWER LINE

SIGNATURES / APPROVALS	
BUYER: _____	DATE: _____
BUYER: _____	DATE: _____
SALES: _____	DATE: _____
SUPER: _____	DATE: _____

- GENERAL NOTES:**
- DRAINAGE SHALL FALL 6" IN FIRST 10'
  - MIN. DRIVEWAY SLOPE - 2%, MAX. 12%
  - CONSTRUCTION TOILET PROVIDED FOR EVERY 6 HOMES UNDER CONSTRUCTION. TO BE LOCATED AND ANCHORED BEHIND CURB AND IN COMPLIANCE WITH SWPPP BMP.
  - TRASH CONTAINER TO BE LOCATED ON SIDE OF HOME
  - FINAL GRADING TO MEET CODE AND CITY ORDINANCES
  - ANY/ALL TOPOGRAPHY AND ELEVATION CALL-OUTS ARE APPROXIMATE AND SHOULD BE VERIFIED BEFORE THE COMMENCEMENT OF ANY CONSTRUCTION.
  - FOUNDATION DRAINS REQUIRED IF/WHEN SPECIFIED BY CORRESPONDING SOILS REPORT

COMMUNITY:	STANDING ROCK PHASE FOUR	ADDRESS:	3720 E PADRE CV
LOT NUMBER:	LVT 4093	LOT SIZE:	10,980 SQ. FT. ± 0.25± AC.
HOME:	HAVEN 3-CAR GARAGE LEFT	NOTES:	
DATE:	SEPTEMBER 18, 2024	SCALE:	1" = 20'-0"



**D-B-HORTON**  
 1255 S. LAKEWAY PARK DR. SUITE 1000, PORTER, WA 98420  
 Phone: 360.774.1234 Fax: 360.774.1235