

Notice of  
**OCCUPANCY RESTRICTION**  
 Where Residential Structures Have Second Kitchens

All prospective, current, future owners, and heirs to said property, are hereby notified that the residence identified below is permitted the use of a second kitchen, so long as its use complies with the Policy Regarding Second Kitchens in Single Family Residences, as is attached hereto. That Policy is issued by Provo City Corporation, Department of Community Development, as a part of its responsibility in enforcing compliance with Provo City Ordinances.

ENT 3067 BK 4933 PG 589  
 RANDALL A. COVINGTON  
 UTAH COUNTY RECORDER  
 1999 Jan 11 3:03 pm FEE 0.00 BY SS  
 RECORDED FOR PROVO CITY

The property is described as follows:

Address: 807 N HILLSDALE LANE  
 in Lot 1, Block PURSE 1 in the HILLSDALE PUD Subdivision,  
 Provo City, Utah, or as otherwise described legally \_\_\_\_\_

with \_\_\_\_\_ (Acre or Percentage thereof). The property is located in the \_\_\_\_\_  
R1.6 (PD) Zone and P20 Grid.

Tax I.D. # 41-322-0001 Foothills Neighborhood

The residence located at the above referenced address shall have only one front entrance, one address, and one electric meter. In accordance with the provisions allowing for a second kitchen, neither this document nor the existence of a second kitchen should be interpreted as allowing for, or permitting, any form of accessory apartment or second living unit at this location. In those residences with a second kitchen, both present and future owners of the property must limit use of the single family residence to a family only, and waive the right to also have roomers and boarders.

I/We, Suzette Hansen, as owner(s) of the subject property, declare this  
29 day of December, 1998, that I/We understand the requirements for the  
 creation/existence of a second kitchen in the residence identified above. In accordance with these  
 requirements, I/We declare that I/We will in no way attempt to modify the existing residence in order to  
 create an accessory apartment or a second living unit. Further, I/We agree that I/We shall allow Provo  
 City staff to make an inspection of the subject home within reasonable hours, in order to determine  
 compliance with the Provo City Policy Regarding Second Kitchens in Single Family Residences.

Signed: Suzette Hansen Date Signed: 12-1-98

Signed: \_\_\_\_\_ Date Signed: \_\_\_\_\_

STATE OF UTAH )  
 COUNTY OF UTAH ) SS.



CHARLOTTE HOLMAN  
 Notary Public  
 State of Utah

My Commission Expires Oct. 29, 2001  
 550 So. Santaquin UT 84655

On this 1 day of December, 1998,  
Suzette Hansen appeared before  
 me, Charlotte Holman, a Notary Public, and identified  
 him/herself/themselves as the signer(s) of the foregoing instrument and who duly  
 acknowledged that he/she/they executed the same.

Signed: Charlotte Holman  
 NOTARY PUBLIC, in and for the County of Utah  
 State of Utah. My Commission Expires: Oct. 29, 2001  
 Print Name: Charlotte Holman

City of Provo, Utah - Community Development Department  
**POLICY REGARDING SECOND KITCHENS  
 IN SINGLE FAMILY RESIDENCES**

Re-Issued By: Richard Secrist, Director

Date: February 4, 1997

*PURPOSES OF POLICY:*

- To establish criteria for allowing a second kitchen in single family residences;
- To distinguish such allowance from that which would result in creation of a second dwelling unit or accessory apartment; and
- To be in accordance with all applicable State and City laws.

*CONDITIONS FOR ALLOWING SECOND KITCHENS:*

1. The home shall have only one front entrance.
2. The home shall have only one address.
3. An interior access shall be maintained to all parts of the home. This requirement is to assure that an accessory unit or apartment is not created. For example, there shall be no keyed and dead bolt locks, or other manner of limiting or restricting access from the second kitchen to the remainder of the home.
4. The home shall have no more than one electrical meter.
5. A second kitchen may exist only as part of the primary structure and may not be installed in an accessory or "out" building.
6. Upon request made by Provo City staff, the home owner shall allow within reasonable hours an inspection of the home which has a second kitchen, in order to determine compliance with this policy.
7. Property owner must sign a written document prescribed by Provo City which declares that the home will not be converted into two or more units without specific approval by authorized staff of both the Provo City Building Inspection and Zoning Divisions. Signature on such a document shall be notarized and recorded with the Utah County Recorder's Office prior to issuance of a building permit.
8. Once a second kitchen is approved under the above criteria, both present and future owners of the property must limit use of the single family residence to a family only, thus waiving the right to also have roomers or boarders.
9. Construction of any such kitchen would then be required to meet Uniform Building Code standards.