

RESTRICTIVE USE COVENANT FOR THE BENEFIT OF SUMMIT COUNTY, UTAH

This instrument is made and entered into as of the 14 day of MAY, 2014 by Woodside Homes of Utah, LLC (Owners), in favor of Summit County, Utah.

Whereas, the undersigned are the owners of certain real property located in Summit County, Utah; said real property being more particularly described as parcel SL-1-2-A according to the Plat thereof, recorded in the records of the Summit County Recorder (the Property); and B

Whereas, Woodside Homes of Utah, LLC (owners), desires to construct an accessory dwelling unit within the main dwelling, located at 455 Valley Drive, Plat 1-2, Lot 4, Silver Creek Subdivision; and 379 EAST VALLEY DRIVE, PLAT I-2, LOT 8

Whereas, in order to obtain a Building Permit from the Building Department of Summit County, Utah for the accessory dwelling upon the Property, Summit County has required and the Owners have agreed to place the following restrictions on the Property.

Now, Therefore, in consideration of the issuance of the Building Permit, the Owners hereby agree to the following:

1. The accessory dwelling unit may not be sold separately from the sale of the entire property, including the primary residence and may not be condominiumized.
2. The accessory dwelling unit use shall be consistent with the following definition:

A structure or a portion of a structure which is used by the owner of the of the primary residence or primary tenant as a dwelling for the private use of the property owner's relatives, domestic-help, caretakers, nursing staff, houseguest or similar users. An accessory dwelling unit shall contain cooking, sanitation and sleeping facilities.

3. This restriction shall burden the property and run with the land unless removed by Summit County. Summit County may remove said restrictions if the provisions of the Snyderville Basin Development Code no longer require them.
4. This restriction shall be binding upon and insure to the benefit of the parties, their successors and assigns.

IN WITNESS WHEREOF the undersigned has executed this instrument as of the day and year first written.

By: [Signature]
Owner

By: _____
Owner

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF DAVIS

**ACCOMMODATION
RECORDING ONLY
U.S. TITLE**

On this 9th day of MAY, 2014, 2014 before me personally appeared Sonja Boyer, and did state upon their oath that they are the owners of the above-described real property in Summit County, Utah, and that the forgoing instrument was acknowledged before me.

Witness my hand and official seal.

[Signature]
Notary Public
My commission expires: 10-2-2017

