

ENTRY NO. 01192007

07/07/2022 08:48:22 AM B: 2748 P: 0416

Restrictive Covenants PAGE 1/3
RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE 40.00 BY KEITH VAN DYKE



When recorded, please return to:

4402 Jeremy Woods Dr.
Park City, UT
84098

Tax Parcel No. WPL-2-AM

**RESTRICTIVE USE COVENANT FOR THE BENEFIT
OF
SUMMIT COUNTY, UTAH**

THIS RESTRICTIVE USE COVENANT FOR THE BENEFIT OF SUMMIT COUNTY, UTAH (the "Use Covenant") is made and entered into as of the 7 day of July, 2022 by Keith L. Van Dyke & Lisa K. Van Dyke (the "Owners"), in favor of Summit County, a body corporate and politic of the State of Utah, whose address is 60 North Main, P.O. Box 128, Coalville, Utah, 84017 (the "County").

WHEREAS, the Owners are the owners of certain real property identified by Summit County as Tax Parcel No. WPL-2-AM, which real property is more particularly described on Exhibit "A" attached hereto (the "Property");

WHEREAS, the street address of the Property is 8609 Parleys Lane, Park City, UT 84098; and

WHEREAS, the Owners desire to construct an accessory dwelling unit attached to the garage, located on the Property; and

WHEREAS, in order to obtain a Certificate of Occupancy from the Building Department of Summit County, Utah for the improvements constructed 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 Certificate of Occupancy, the Owners hereby agree to the following:

1. The accessory dwelling unit shall remain incidental to the primary dwelling unit and shall remain in the same ownership as the primary dwelling unit. The accessory dwelling unit may not be sold separate from the sale of the entire parcel.
2. The accessory dwelling unit may not be condominiumized for the benefit of the Owner or any other person, entity, or party.
3. 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 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.

4. This Use Covenant shall burden the property and run with the land unless removed by Summit County. Summit County shall remove this Use Covenant if the provisions of the Snyderville Basin Development Code no longer require them.
5. This Use Covenant 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: _____

By: Lisa K. Vandoyke

ACKNOWLEDGMENT

STATE OF Utah)

COUNTY OF SUMMIT)

On this 7th day of JULY, 2022, before me personally appeared LISA K VANDOYKE or KERTH VANDOYKE, and did state upon his oath that he is the owner 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.

Morgan Poore
Notary Public

My commission expires: December 14, 2025

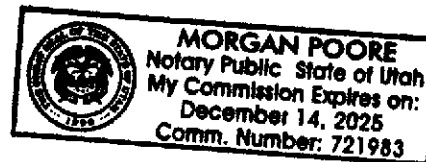


EXHIBIT "A"

Legal Description

Of the

Property

Parcel Number WPL-2-AM

Account Number 0443587

Acres 0.70

Situs 8609 PARLEYS LN

Legal LOT 2 THE WOODS OF PARLEYS LANE SUBDIVISION FIRST AMENDED;
ACCORDING TO THE OFFICIAL PLAT ON FILE IN THE SUMMIT COUNTY
RECORDERS OFFICE CONT 30,537 SQ FT OR 0.70 AC TOGETHER WITH AN EQUAL %
INT IN THE COMMON AREA 1854-1391 (2108-1202) 2108-1204 2603-1524-1548 2739-1754
(SEE WD 2739-1754 SECOND AMENDED PLAT ASSUMED TO BE THE SAME AS 1ST
AMENDED PLAT)

(NOTE: SEE SECOND AMENDED PLAT THE WOODS OF PARLEYS LANE
SUBDIVISION #970862 FOR NAME OF ROADS)