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07/31/2019 02:35 PM \$40.00  
Book - 10810 Pg - 6994-6998  
RASHELLE HOBBS  
RECORDER, SALT LAKE COUNTY, UTAH  
SALT LAKE CITY CORPORATION  
ATTN: PLANNING DIRECTOR  
451 S STATE ST, STE 406  
SALT LAKE CITY UT 84111  
BY: NUP, DEPUTY - WI 5 P.

**WHEN RECORDED, RETURN TO:**

Salt Lake City Corporation  
Attn: Planning Director  
451 S. State Street, Suite 406  
Salt Lake City, Utah 84111

**NOTICE AND DECLARATION OF DEED RESTRICTIONS  
FOR ACCESSORY DWELLING UNIT  
Per Salt Lake City Code § 21A.40.200.F**

This Notice and Declaration of Deed Restrictions ("Declaration") is made with reference to the following facts:

A. I / We, Rhoma Rentals, LLC

(Names of all property owners of record)

the undersigned Declarant(s), am/are the sole owner(s) of record of that certain real property situated in the County of Salt Lake, State of Utah ("the Property"), known as

170 W 600 N, Salt Lake City, UT 84103  
(Property physical address)

identified as Tax Parcel Identification Number 08362280160000

- B. Declarant(s) applied to Salt Lake City Corporation to authorize construction of an Accessory Dwelling Unit on the Property pursuant to *Salt Lake City Code* Section 21A.40.200.
- C. Declarant(s) desire(s) to enter into and record this Notice and Declaration of Deed Restrictions on the Property to meet the requirements of *Salt Lake City Code* Subsection 21A.40.200.F, and to give notice to successors in interest and others who may have an interest in the Property.

- D. Declarant(s) further desire(s) by this instrument to acknowledge that Salt Lake City Corporation has authority to enforce the restrictions declared herein as restrictions running with the land that shall bind Declarant(s) and all successors in interest to the Property.

NOW, THEREFORE, Declarant(s) declare(s) as follows:

1. The Property will be owner-occupied. The owner(s) may reside in either the Accessory Dwelling Unit or in the principal dwelling, but the owner(s) must reside on the Property unless an exception applies as described in Section 21A.40.200 of the *Salt Lake City Code*.
2. I / We understand that failure to comply with the owner-occupancy requirement shall constitute a violation of the *Salt Lake City Code* and shall be enforceable, at its option, by Salt Lake City Corporation. Enforcement may include revocation of applicable permits, zoning certificates, and other necessary approvals.
3. Salt Lake City Corporation is hereby designated as beneficiary of this Notice and Declaration, and shall have the right, but not the obligation, to enforce the provisions herein.
4. In the case of a violation of the owner-occupancy requirement where no exception applies, I / We agree that all costs incurred to enforce these restrictions shall be paid by the Property owner(s).
5. The Accessory Dwelling Unit may not be sold separately from the principal dwelling unit, and the Property may not be subdivided in a manner that would permit such separate sale or ownership.
6. This Notice and Declaration shall run with the land and be binding upon, and enforceable against, Declarant(s) and all heirs, assigns, future owners, and successors in interest to the Property. If the Property is conveyed to any other person or entity, the instrument that conveys title or any interest in or to said Property, or any portion thereof containing the Accessory Dwelling Unit and its associated principal dwelling, shall contain a restriction limiting the use of the Accessory Dwelling Unit pursuant to the terms of this Notice and Declaration. If at any time these restrictions are determined by a court of competent jurisdiction not to constitute a covenant running with the land, it is Declarant's intent that these restrictions shall form an equitable servitude on the Property, be binding on Declarant(s) and successors in interest, and remain in effect during the existence of the Accessory Dwelling Unit, including any alteration, modification, replacement, reconstruction, or relocation of the Accessory Dwelling Unit.

No modification, release or elimination of these restrictions shall be valid unless authorized in writing by the director of the Salt Lake City Planning Division and said writing is recorded with the Salt Lake County Recorder.

This Notice and Declaration is effective on the date of its recording with the Salt Lake County Recorder.

DATED: 7/30/19

OWNER(S):

By:

Signature

BIANCA SHAMA

Printed Name (exactly as shown on deed)

Notary Acknowledgement

New York  
STATE OF ~~UTAH~~ )  
Niagara :ss  
COUNTY OF ~~SALT LAKE~~ )

On this 30 day of July, in the year 2019, before me Jacob Froman, a notary public, personally appeared Bianca Shama, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Notice and Declaration of Deed Restrictions for Accessory Dwelling Unit and acknowledge he/she/they executed the same.

Commission Number 01FR6265874

My Commission Expires 7/23/2020

**JACOB ROBERT FROMAN**  
Notary Public - State of New York  
No. 01FR6265874  
Qualified in Niagara County  
My Commission Exp. 07/23/2020

Print Name:

Jacob R. Froman

A Notary Public Commissioned in ~~Utah~~ New York

DATED: 7-30-19

By:

Signature

John Rhinehart

Printed Name (exactly as shown on deed)

Notary Acknowledgement

New York  
STATE OF ~~UTAH~~ )  
Niagara :ss  
COUNTY OF ~~SALT LAKE~~ )

On this 30 day of July, in the year 2019, before me Jacob Froman, a notary public, personally appeared John Rhinehart, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing Notice and Declaration of Deed Restrictions for Accessory Dwelling Unit and acknowledge he/she/they executed the same.

Commission Number 01FR6265874

My Commission Expires 7/23/2020

**JACOB ROBERT FROMAN**  
Notary Public - State of New York  
No. 01FR6265874  
Qualified in Niagara County  
My Commission Exp. 07/23/2020

Print Name:

Jacob Froman

A Notary Public Commissioned in ~~Utah~~ New York

SALT LAKE CITY PLANNING DIVISION

DATED: \_\_\_\_\_

By: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name, Title



**Parcel Details for Parcel Number: 08-36-228-016-0000**

<b>Acreage:</b>	<b>Address:</b>	<b>Land Value:</b>	<b>Building Value:</b>	<b>Total Value:</b>
0.1100	170 W 600 N	112,400.00	5,100.00	107,300.00

**Property Description For Taxation Purposes Only**

Legal Description
COM 148.78 FT E FR SW COR LOT 2 BLK 28 PLAT E SLC SUR E 42.4 FT N 12°13' W 42.8 FT N 21°28' W 87.7 FT W 13.2 FT TO NW COR LOT 1 N 28° W 1.65 FT W 21.31 FT S 39.78 FT E 6 FT S 14 FT E 12 FT S 30° E 22 FT S 6°40'30" E 51.53 FT TO BEG 6558-2295 6705-1643 8879-6778,6780,6782,6784 10555-7584,7605

**Parcel Number Ownership**

Owner Name	Tenancy	Trustee	TR																
RHAMA RENTALS, LLC																			