

13936537 B: 11330 P: 7315 Total Pages: 4
04/20/2022 01:18 PM By: JLucas Fees: \$40.00
Rashelle Hobbs Recorder, Salt Lake County, Utah
Return To: STEVE FLOOR
2346 PARK ST SALT LAKE CITY UT 84106

WHEN RECORDED, RETURN TO:



Salt Lake City Corporation
Attn: Caitlyn Tubbs
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,

FLOORSPACE, LLC, BY J. STEVE FLOOR, MANAGER
(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

2346 PARK ST, SALT LAKE CITY UT, 84106
(Property physical address)

~~031~~ 031

identified as Tax Parcel Identification Number 16-19-277-021-0000

- 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.

Notary Acknowledgement

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this 19th day of JANUARY, in the year 2022, before me Michelle Smith, a notary public, personally appeared J. STEVE FLOOR, 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 711537
My Commission Expires 04/21/2014
OWNER(S): 

NOTARY PUBLIC
Michelle Hannah Smith
711537
My Commission Expires
04/21/2024
STATE OF UTAH

DATED: 1/29/2022 By: J. Steve Floor

Signature

J. Steve Floor

Printed Name (exactly as shown on deed)

OWNER(S):

DATED: _____

By: _____

Signature

Printed Name (exactly as shown on deed)

SALT LAKE CITY PLANNING DIVISION

DATED: 11 March 2022 By: Caitlyn Tubbs
Signature/

Caitlyn Tubbs, Principal Planner
Printed Name, Title

Notary Acknowledgement

STATE OF UTAH)
:ss
COUNTY OF SALT LAKE)

On this 11th day of March, in the year 2022, before me Christian Martinez, a notary public, personally appeared Caitlyn Tubbs, 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/thy executed the same.

Commission Number 74892
My Commission Expires 12-08-2025

C. 

Print Name: Christian Martinez
A Notary Public Commissioned in Utah

