

14033963 B: 11381 P: 3232 Total Pages: 5
10/24/2022 04:31 PM By: adavis Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SALT LAKE CITY CORPORATION
451 S. STATE ST., SUITE 406 SALT LAKE CITY, UT 84111



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,

daniel Martinez

(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

1029 W Pierpoint ave Salt lake 84104-1225
(Property physical address)

identified as Tax Parcel Identification Number 15-02-180-013

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.

The Accessory Dwelling Unit is internal to the primary dwelling, or

The Accessory Dwelling Unit is located in Salt lake city

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. The Accessory Dwelling Unit may only be used and authorized in accordance with all federal, state, and local laws.
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.

Print Name: _____
A Notary Public Commissioned in Utah

SALT LAKE CITY PLANNING DIVISION

DATED: 10/18/2022

By: Scott Browning
Signature

Scott Browning, Senior Dev. Rev. Planner
Printed Name, Title



DocQuery

Parcel Number • 15-02-180-013-0000

Active Parcel Number

Acreage • 0.1200

Address • 1029 W PIERPONT AVE • SALT LAKE CITY • 84104

Owner of Record

MARTINEZ, DANIEL

Legal Description • Property Description For Taxation Purposes Only

LOT 28 BLK 1 KELSEY & GILLESPIE SUB OF BLK 41 PLAT C 8092-0984

d. M.