

DOC # 20170025561

Restrictive Page 1 of 1
Russell Shirts Washington County Recorder
06/21/2017 03:56:04 PM Fee \$ 10.00
By ST GEORGE CITY

When Recorded Return To:
City of St. George
Community Development Department
175 East 200 North
St. George, Utah 84770

Tax ID: SG-SUR-16-1029

DEED RESTRICTION
(Lot 1029 Sun River Phase 16)

That all owners and purchasers, including DAVID LAWRENCE & TERRIE KAY MOSS, ("Owner"), the current owner of certain real property ("Property"), located in the City of St. George, Washington County, Utah, which Property is more particularly described below:

ALL OF LOT 1029, SUN RIVER, PHASE 16 SUBDIVISION, CITY OF ST. GEORGE, WASHINGTON COUNTY, UTAH, ACCORDING TO THE OFFICAL PLAT THEREOF IN THE OFFICE OF THE RECORDER OF WASHINGTON COUNTY, UTAH

Do hereby acknowledge, declare, and adopt the following protective covenants to govern the Property. These protective covenants shall run with and bind the Property, and shall be enforceable by the City of St. George ("City") or its legal representatives, heirs, successors, and assigns.

1. **Guesthouse.** This Property contains a Guesthouse, defined under the City of St. George's Guesthouse ordinance as detached living quarters located within an accessory building that is subordinate to, and located on the same premises with, a primary dwelling, occupied solely by members of the family and temporary nonpaying guests. A guesthouse may also be referred to as a "casita."
2. **Use Restrictions.** The Guesthouse shall not contain kitchen facilities or cooking facilities and shall not be rented independently from the main dwelling unit. A microwave, compact refrigerator (less than 7.75 cubic feet and 36 inches or less in height), and wet bar sink (12 inches wide or less), are permitted. The guesthouse shall have no more than 400 square feet and shall not be separately metered. Temporary guests of Owner shall not reside in the Guesthouse longer than twenty-nine (29) consecutive days. The guesthouse shall not be used as or converted into a garage. The Guesthouse may be used as a pool house.
3. **Topical Headings.** The topical headings contained in this instrument are for convenience only and do not define, limit or construe the contents of this instrument.
4. **Amendment.** This instrument and any of the protective covenants contained herein may not be amended or revoked without the prior written consent of the City of St. George. Any amendment or revocation which has been assented to by the City hereunder, must be made by an instrument signed by both the Owner and the City, and must be properly recorded in the records of Washington County, Utah, to become effective.
5. The Property is approved for a detached, single-family dwelling. However, the PD zoning allows the short term rental of no more than one unit on this lot. The dwelling may not be used, occupied, or rented as more than one unit at a time. The separate rental or lease of two portions of the dwelling is not permitted, and only one portion of the dwelling can be occupied at any one time, whether rented or owner occupied. These conditions apply regardless of whether ownership is in the name of an individual or entity. Also, secondary living quarters cannot be sold separately from the main living quarters.

IN WITNESS WHEREOF, the Owner has executed this Deed Restriction this 12th day of June, 2017.

OWNER(S):

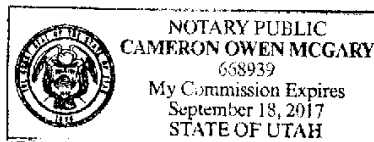
NAME(S)

David L. Moss
Owner's Signature(s)

STATE OF UTAH)

County of Washington)

On the 12th day of June, 2017, David L. Moss personally appeared before me and who being by me subscribed and duly sworn did say that she is the Owner, and executed the foregoing **DEED RESTRICTION** and acknowledged to me that he/she/they executed the same for the purposes stated therein.



Cameron Owen McGary
Signature of Notary Public