

DOC # 20230001550

Restrictive Page 1 of 3
Gary Christensen Washington County Recorder
01/18/2023 03:59:35 PM Fee \$ 40.00
By DAVIS HEATHER



WHEN RECORDED RETURN TO:

Washington City Recorder
111 North 100 East
Washington, Utah 84780

Tax I.D. No: W-SOL-1-16-CC

ACCESSORY DWELLING UNIT DEED RESTRICTION

WHEREAS, in reliance upon the recording of this Deed Restriction, which is effective upon the date and time of its recording, a permit for an accessory dwelling unit was issued by Washington City to CW The Solis LLC, (the Owner) who is the current owner of the herein described parcel of land (the "Parcel") which is located at 1367 N. Daylight St, and identified by the Washington County Recorder with the following Parcel ID #: W-SOL-1-16-CC and further described as follows:

See "Exhibit A - Site Plan for the Parcel"

THEREFORE, The Owner declares this Deed Restriction and agrees to strictly adhere to the regulations governing attached and detached accessory dwelling units within Washington City as set forth in the Washington City Code and Utah Code. The Owner also agrees to the complete and absolute prohibition of use of the accessory dwelling as a nightly rental, short-term rental, or vacation rental.

THE RECORDING OF THIS DEED RESTRICTION is recorded against the property at the discretion of Washington City and the Owner of the property, and shall be deemed to run with the land and with the property and shall be binding on all successors, and assigns.

IN THE WITNESS WHEREOF, the undersigned has set his/her hand this 18 day of January 2023.

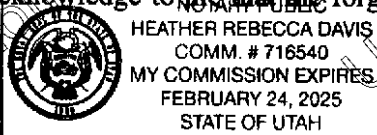
By: 

Chris Winter, Division President of Core West Home

STATE OF UTAH)

COUNTY OF WASHINGTON)

On this 18 day of January 2023, before me personally appeared, Chris Winter whose identity is personally known to or proved to me on the basis of satisfactory evidence, and who, being by me duly sworn (or affirmed), did say that he/she is the owner of the property described, and did duly acknowledge to me that the foregoing document was entered into and signed by him/her.



NOTARY PUBLIC

(Residing at: 2250 N. Coral Canyon Blvd Suite 200, Washington, UT 84780)

1/18/23, 10:44 AM

Account View

Account 1168162

Location	Owner	Value
Account Number 1168162	Name CW THE SOLIS LLC	Market (2022) \$0
Parcel Number W-SOL-1-16-CC	1222 W LEGACY CROSSING BLVD STE 6	No taxable value types
Tax District 41 - Washington Coral Canyon SID	CENTERVILLE, UT 84014	
Acres 0.22		
Situs 0, 0		
Legal Subdivision: SOLIS AT CORAL CANYON 1 (W) Lot: 16		
Parent Accounts 1151643		
Parent Parcels W-4-2-7-100-CC		
Child Accounts		
Child Parcels		
Sibling Accounts		
Sibling Parcels		

Transfers

Entry Number	Recording Date
<u>20220031035</u>	<u>06/14/2022 03:04:09 PM</u>
<u>20220047410</u>	<u>10/21/2022 03:00:32 PM</u>

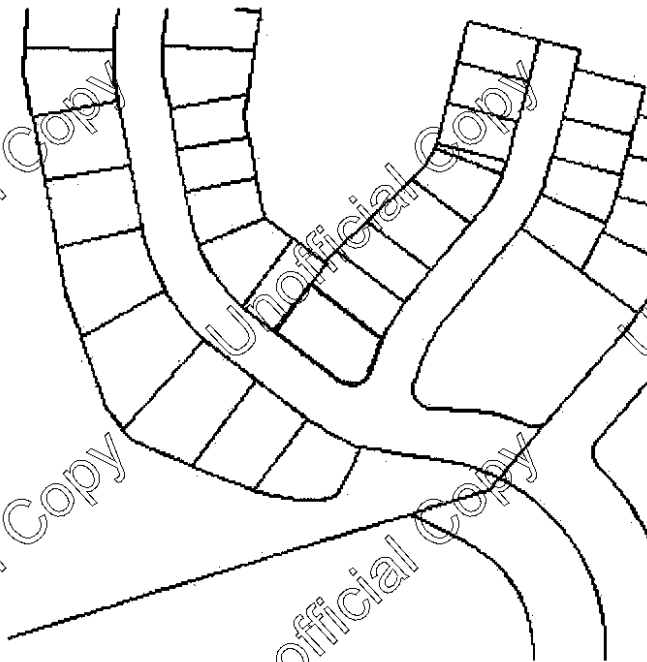
Tax

Tax Year	Taxes
*2022	\$0.00
2021	No Tax Values

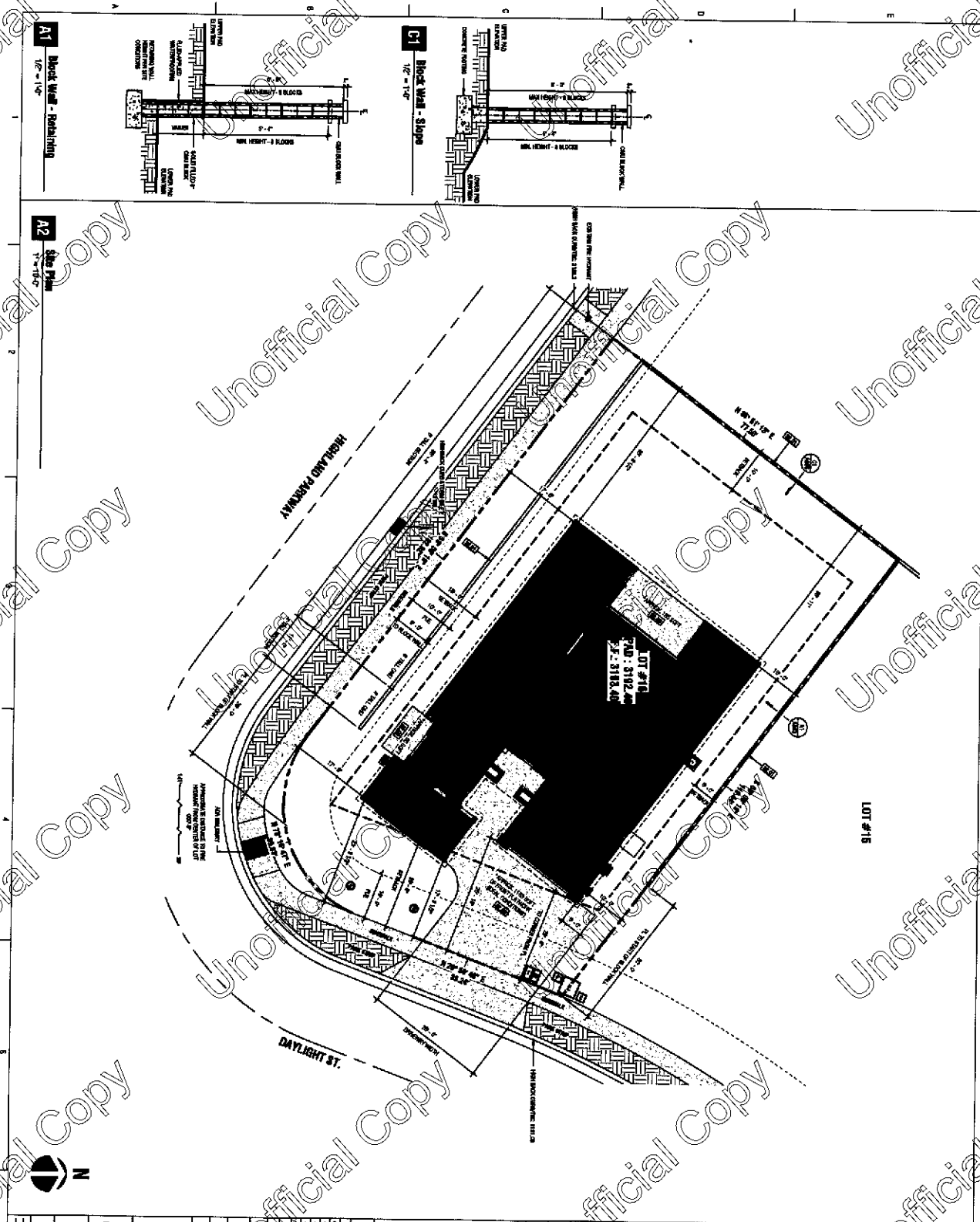
* Estimated

Images

- GIS



PRINT DATE: 1/17/2023 2:27:17 PM



GENERAL NOTES		
1.	ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 WASHINGTON COUNTY ZONING ORDINANCES.	
2.	ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 WASHINGTON COUNTY SUBDIVISION MAP ACT.	
3.	ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 WASHINGTON COUNTY CONSTRUCTION STANDARDS.	
4.	ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 WASHINGTON COUNTY UTILITIES STANDARDS.	
5.	ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 WASHINGTON COUNTY EROSION CONTROL STANDARDS.	
6.	ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 WASHINGTON COUNTY WETLAND STANDARDS.	
7.	ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 WASHINGTON COUNTY TREE PROTECTION STANDARDS.	
8.	ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 WASHINGTON COUNTY HISTORIC PRESERVATION STANDARDS.	
9.	ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 WASHINGTON COUNTY CULTURAL RESOURCES STANDARDS.	
10.	ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 WASHINGTON COUNTY ARCHITECTURAL STANDARDS.	
11.	ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 WASHINGTON COUNTY SIGNAGE STANDARDS.	
12.	ALL EXISTING AND PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2018 WASHINGTON COUNTY LANDSCAPE ARCHITECTURE STANDARDS.	

SITE PLAN LEGEND	
SYMBOL	DESCRIPTION
(Symbol)	EXISTING BUILDING
(Symbol)	PROPOSED BUILDING
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING SIDEWALK
(Symbol)	PROPOSED SIDEWALK
(Symbol)	EXISTING CURB
(Symbol)	PROPOSED CURB
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	EXISTING UTILITIES
(Symbol)	PROPOSED UTILITIES
(Symbol)	EXISTING EROSION CONTROL
(Symbol)	PROPOSED EROSION CONTROL
(Symbol)	EXISTING WETLANDS
(Symbol)	PROPOSED WETLANDS
(Symbol)	EXISTING CULTURAL RESOURCES
(Symbol)	PROPOSED CULTURAL RESOURCES
(Symbol)	EXISTING ARCHITECTURAL
(Symbol)	PROPOSED ARCHITECTURAL
(Symbol)	EXISTING SIGNAGE
(Symbol)	PROPOSED SIGNAGE
(Symbol)	EXISTING LANDSCAPE ARCHITECTURE
(Symbol)	PROPOSED LANDSCAPE ARCHITECTURE

Cole West Home
 Sells at Coral Canyon Lot #16
 1267 N. Daylight St.
 Washington, UT 84780

COLE WEST HOME

2200 N. Coal Canyon Blvd.
 Washington Utah, 84780
 (888) 275-2001

REVISION	DATE	BY

PYAM: [Name]
 ELEVATOR: [Name]
 DATE: 1/17/2023
 SHEET NAME + NUMBER:
 Site Plan
 A0003