

Restrictive Page 1 of 3

Gary Christensen Washington County Recorder
 01/30/2025 01:50:54 PM Fee \$40.00 By
 COTTONWOOD TITLE INSURANCE AGENCY,
 INC.

WHEN RECORDED RETURN TO:

Washington City Recorder
 111 North 100 East
 Washington, Utah 84780

Tax I.D. No: W-SRELV-4-4076**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 DR Horton Inc., a Delaware corporation (the Owner) who is the current owner of the herein described parcel of land (the "Parcel") which is located at 1403 S. Padre Bay Dr, Washington, UT 84780 and identified by the Washington County Recorder with the following Parcel ID #: W-SRELV-4-4076 and further described as follows:

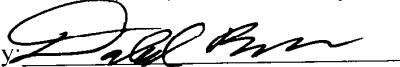
See "Exhibit A - Site Plan for the Parcel"

THEREFORE, The Owner declares this Deed Restriction and agrees to strictly adhere to the regulations governing attached, detached, and internal 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.

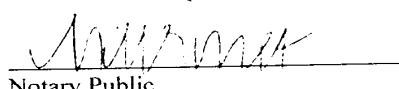
Dated this 30 day of January 2025.

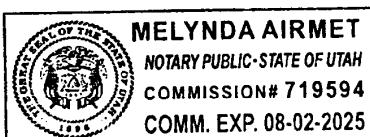
D.R. Horton, Inc., a Delaware corporation

By 
 Name: Donald Bean, Authorized Signor

State of Utah)
 County of Washington)

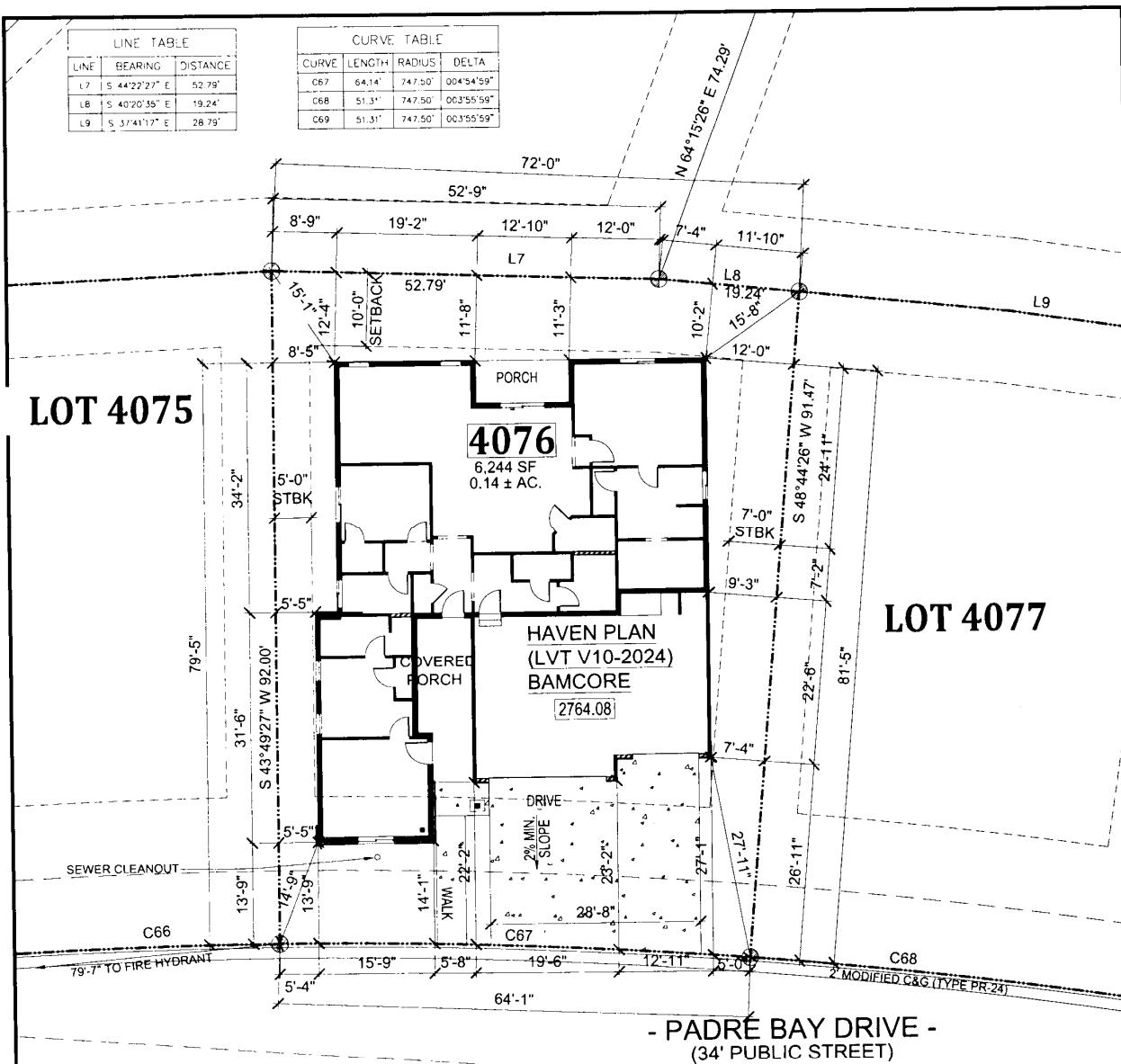
On the 30 day of January, 2025, personally appeared before me Donald Bean, who being by me duly sworn did say that he is the of D.R. Horton, Inc., a Delaware corporation and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Donald Bean acknowledged to me that said corporation executed the same.


 Notary Public



**EXHIBIT A
PROPERTY DESCRIPTION
AND SITE PLANS**

Lot 4076, STANDING ROCK EAST AT LONG VALLEY PHASE 4, according to the official plat thereof, as filed in the office of the Washington County Recorder, State of Utah.



NOTE:
FINAL GRADING TO PROVIDE DRAINAGE
SO AS TO RETAIN ALL SURFACE WATER
ON LOT AND SLOPE AWAY FROM HOUSE
FOUNDATION AND NEIGHBORING LOTS

NOTE:
ALL DIMENSIONS ARE FROM
PROPERTY LINES ONLY

NOTE:
ALL LANDSCAPING MUST CONFORM TO ALL HOA, CC&R, AND
CITY CODES AND REQUIREMENTS. AS REQUIRED, PLANS
WILL NEED TO BE APPROVED BY HOA OR CITY DEPARTMENTS.
VERIFY BEFORE ANY CONSTRUCTION BEGINS.

LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- - - EASEMENT LINE
- WATER LINE
- SEWER LINE
- IRRIGATION METER
- WATER METER

SIGNATURES / APPROVALS

BUYER: _____ DATE: _____
BUYER: _____ DATE: _____
SALES: _____ DATE: _____
SUPER: _____ DATE: _____

GENERAL NOTES:
 - DRAINAGE SHALL FALL 6" IN FIRST 10'
 - MIN. DRIVEWAY SLOPE - 2%, MAX. 12%
 - CONSTRUCTION TOILET PROVIDED FOR EVERY 6 HOMES
 UNDER CONSTRUCTION, TO BE LOCATED AND ANCHORED
 BEHIND CURB AND IN COMPLIANCE WITH SWPPP BMP.
 - TRASH CONTAINER TO BE LOCATED ON SIDE OF HOME
 - FINAL GRADING TO MEET CODE AND CITY ORDINANCES
 - ANY/ALL TOPOGRAPHY AND ELEVATION CALL-OUTS ARE
 APPROXIMATE AND SHOULD BE VERIFIED BEFORE THE
 COMMENCEMENT OF ANY CONSTRUCTION..
 - FOUNDATION DRAINS REQUIRED IF/WHEN SPECIFIED BY
 CORRESPONDING SOILS REPORT

COMMUNITY:	STANDING ROCK PHASE 5.3	ADDRESS:	1403 S PADRE BAY DR
LOT NUMBER:	LVT 4076	LOT SIZE:	6,244 SQ. FT. = 0.14+/- AC.
HOME:	HAVEN 3-CAR GARAGE RIGHT	NOTES:	
DATE:	JANUARY 03, 2025	SCALE:	1" = 20'-0"



D.R. HORTON
AMERICAN BUILDER
1403 S. PADRE BAY DR. SUITE 100, HARRISBURG, PA 17109
717-432-1200