

Restrictive Page 1 of 3

Gary Christensen Washington County Recorder  
 04/02/2025 08:51:37 AM 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-4-4087****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 1374 S. Friendship Cv, Washington, UT 84780 and identified by the Washington County Recorder with the following Parcel ID #: W-SRELV-4-4087 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.

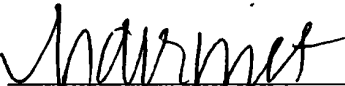
D.R. Horton, Inc., a Delaware corporation

By: 

Name: Donald Bean, Authorized Signor

State of Utah )  
 County of Washington )

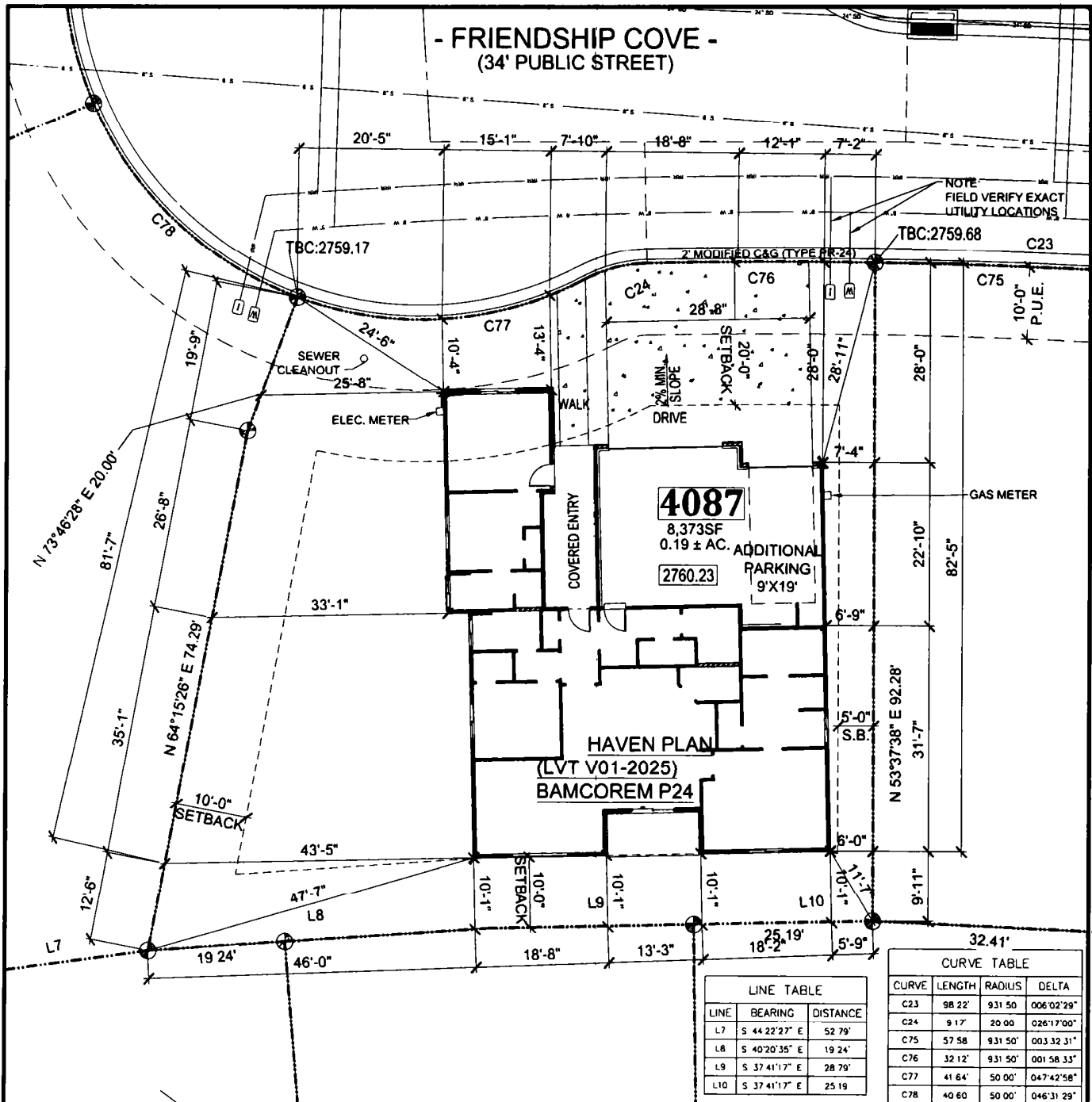
On the 30 day of January, 2025, personally appeared before me Donald Bean, who being by me duly sworn did say that he is the of D.R. Horton, Inc., a Delaware corporation and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors,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

  
 Notary Public



**EXHIBIT A  
PROPERTY DESCRIPTION  
AND SITE PLANS**

Lot 4087, 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  
BACK OF SIDEWALK IS  
NOT AT PROPERTY LINE

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.

COMMUNITY: STANDING ROCK PHASE 5.3 ADDRESS: 1374 S FRIENDSHIP CV  
LOT NUMBER: LVT 4087 LOT SIZE: 8,373 SQ. FT. = 0.24 ± AC.  
HOME: HAVEN 3-CAR GARAGE LEFT NOTES:  
DATE: FEBRUARY 24, 2025 SCALE: 1" = 20'-0"



**D.R. HORTON**  
American Builder  
1374 S. JEFFERSON PARK PLAZA, SUITE 1700, PRAIRIE, ILL 60155  
Phone: (630) 571-1100 Fax: (630) 571-1102