

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 20 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 20 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.

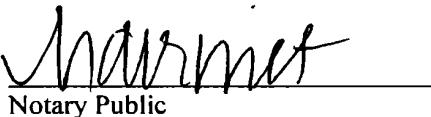
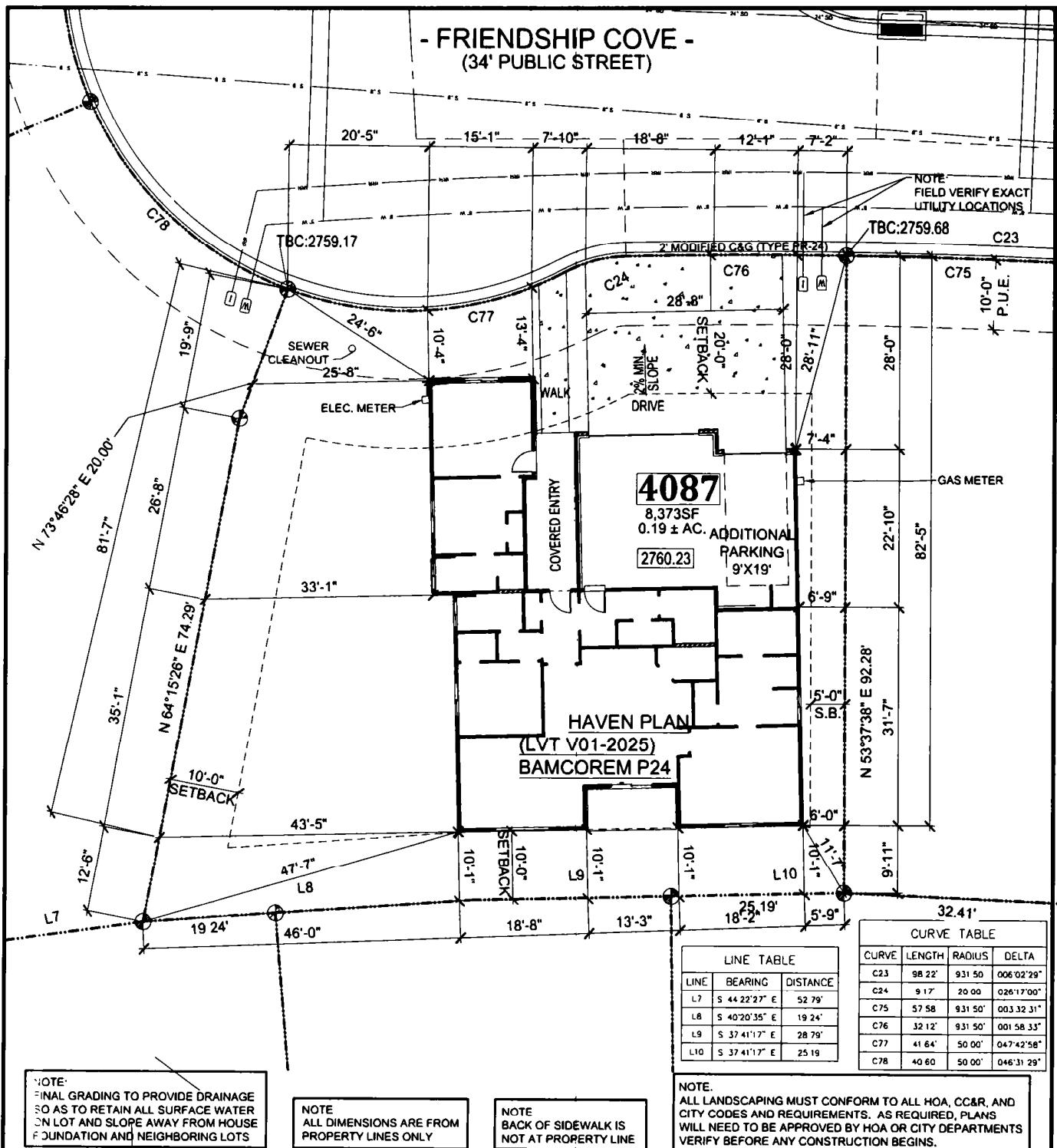

 Notary Public



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.

**LEGEND****SIGNATURES / APPROVALS**

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- W WATER LINE
- SS SEWER LINE

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
LOT NUMBER: LVT 4087
HOME: HAVEN 3-CAR GARAGE LEFT
DATE: FEBRUARY 24, 2025

ADDRESS: 1374 S FRIENDSHIP CV
LOT SIZE: 8,373 SQ. FT. = 0.24+/- AC.

1" = 20'-0"



D.R. HORTON
American Builders
1335 S. MARTIN PARK DR. SUITE 19600, ITAPAH, IN 46320
1-800-334-3343 | 1-800-334-3343 | 1-800-334-3343