

1/2 (W)



ENT 53384-2025 PG 1 of 2  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2025 Jul 17 02:14 PM FEE 0.00 BY MG  
RECORDED FOR PROVO CITY

## ACCESSORY DWELLING UNIT AGREEMENT

All current, prospective, and future owners, and heirs to the property identified below, are hereby notified that the property owner identified below has been approved to utilize an owner occupied one family dwelling with an accessory apartment at the residence, so long as its use complies with the conditions specified in Section 14.30 – Supplementary Residential and Accessory Apartment Overlay Zones of the Provo City Ordinance. This agreement is nontransferable. Future owners who would like to utilize the apartment must obtain a rental license and accessory apartment agreement in their name.

Address: 2225 N 800 E, Provo, UT 84604

Provo, Utah, or as otherwise described legally as follows:

LOT 4, BLK 1, PLAT A, REVISION OF ROCK CANYON ESTATES & N 10 FT OF LOT 5.  
with 0.29 acres.

Parcel ID: 51:030:0004

This property is located in the R110 zone.

### Owner(s)

Zachary Wright, 2225 N 800 E Provo, UT 84604

Rental License #: RHRADU202500269

Primary Unit Address: 2225 N 800 E, Provo, UT 84604

Accessory Address: 2225 N 800 E, Unit #1 Provo, UT 84604

### Location of Accessory Apartment

- Apartment is over the attached garage maintaining an internal connection to the primary dwelling (the parking within the garage must not be converted to living space).
- Apartment is inside the home maintaining an internal connection to the primary dwelling.
- Apartment is an addition to the home, maintaining an internal connection between dwelling units; (the addition does not alter the single family character of the building).
- Apartment is built as a detached dwelling unit meeting the requirements in 14.30.

### Occupancy Restrictions

A. One of the dwelling units within the structure shall be owner-occupied by:

1. One person living alone; or
2. The head of household and all persons related to the head of household by marriage or adoption as a parent, child, grandparent, grandchild, brother, sister, aunt, uncle, nephew, niece, great-grandparent or great-grandchild. For purposes of this sub-section, two (2) or more of these persons must share the legal relationship of husband and wife, or parent and child, or grandparent and child. Such parent or grandparent must actually reside in the subject dwelling.

B. The remaining dwelling unit within the structure shall be occupied by no more than two (2) related or unrelated adults, with or without children.

I/We, Zachary Wright as owner(s) of the subject property, declare under penalty of perjury on this 16 day of July, 2025, that I/We understand the requirements for the creation/existence of an Accessory Apartment in the residence identified above. In accordance with these requirements, I/We will in no way attempt to modify the existing residence in order to create that which is not approved. Further, I/We agree that I/We shall allow Provo City Staff to make an inspection of the subject home within reasonable hours and with reasonable prior notification, in order to determine compliance with the Provo City Ordinance regarding Accessory Apartments in single family residences.

Zachary Wright as owner(s) of the subject property, 16 day of July, 2025, that I/We certify that this property is and will be maintained as my/our primary residence so long as the accessory apartment is in use.

Signed: Zachary Wright Date: 07/16/2025

Signed: Zachary Wright Date: \_\_\_\_\_

**APPLICANT NOTARY**

State Of Utah

Country Of Utah

On this 16 day of July, 2025, ss. Zachary personally appeared before me, Natalie Davenport, the signer(s) of the foregoing instrument, who duly acknowledged to me that she or he executed the same.

**Notary Public:**

Natalie Davenport  
Notary Public

My Commission Expires:

June, 9, 2027

Residing In:

Utah County

