

Debbie Mollus
1250 E. Lower River Rd
Kamas, UT. 84036

**RESTRICTIVE USE COVENANT FOR THE BENEFIT OF
SUMMIT COUNTY, UTAH**

This instrument is made and entered into on the 11th day
of APRIL, 2002 by Caroline J. Laudie ("Owner"), in favor of Summit
County, Utah.

Whereas, the undersigned is the owner of certain residential property located at
3560 East Highway 35, Woodland, Utah; said real property being more particularly
described on the attached legal description.

Whereas, in order to obtain a building permit and certificate of occupancy from
the Summit County Building Department for construction of an accessory dwelling unit
on Parcel CD-2233-1, Summit County has required, and the Owner has agreed to place
the following restrictions on Parcel CD-2233-1.

Now therefore, in consideration of the issuance of a building permit and a
certificate of occupancy, and in compliance with Section 6.50 of the Eastern Summit
County Development Code, the Owner hereby agrees to the following:

1. The accessory dwelling unit shall comply with the Conditional Use Permit approval granted by the Eastern Summit County Planning Commission on April 3, 2002
2. The accessory dwelling unit shall remain incidental to the primary dwelling unit and shall remain in the same ownership as the primary dwelling unit. The accessory dwelling unit may not be sold separately from the sale of the entire parcel.
3. The accessory dwelling unit may not be condominiumized for the benefit of the Owner or any other person, entity or party.
4. The accessory dwelling unit shall not be expanded in size beyond 1,000 square feet of gross square footage as measured from exterior wall to exterior wall.
5. This restriction shall burden the property and run with the land, unless removed by Summit County. Summit County shall remove said restrictions if the provisions of the Eastern Summit County Development Code no longer require them, or further development approvals on the property specifically negate the Conditional Use Permit approval.
6. This restriction shall be binding upon and inure to the benefit of the parties, their successors and assigns.
7. These restrictions shall remain in affect as long as the accessory dwelling unit remains on the property.
8. Failure by the Owner to comply with this restriction shall be subject to the penalty provisions of the Eastern Summit County Development Code.

00616145 Bk01444 Pg01046-01048

ALAN SPRIGGS, SUMMIT CO RECORDER
2002 APR 15 09:12 AM FEE \$14.00 BY 666
REQUEST: DEBBIE MOLLUS

RECORDER'S NOTE

LEGIBILITY OF WRITING, TYPING OR
PRINTING UNSATISFACTORY IN THIS
DOCUMENT WHEN RECEIVED.

IN WITNESS WHEREOF, the undersigned has executed this instrument as of the day and year first written.

By Caroline J. Laidie
Owner
Drew T. Laidie

ACKNOWLEDGEMENT

STATE OF Missouri

COUNTY OF Jefferson

On this 11th day of April, 2002 before me personally appeared

Caroline & Drew Laidie to me personally known, and did state upon oath that he/she is the owner of the above described real property in Summit County, Utah, and that the foregoing instrument was acknowledged before me.

Witness my hand and official seal.

Patricia Griffin
Notary Public

My commission expires

October 21, 2002



PARCEL OWNERSHIP QUERY

SUMMIT COUNTY

DATE: 04/05/02

SERIAL NUMBER ACCOUNT YEAR ACREAGE DIST PARCEL ADDRESS

CD-2233-1 0151096 2000 2.11 34

OWNER: LAUDIE CAROLINE J H/W (JT) ** NOTE: More Owner Names **

TAX NOTICE MAILED TO: LAUDIE CAROLINE J & DREW T H/W (JT)

3663 E LAKEVIEW

BOOK: 01269 PAGE: 00168

HOUSE SPRINGS

MO 63051

ENTRY NUMBER: 00542547

PARCEL DESCRIPTION: ** NOTE: More Parcel Description **

ALSO BEG NE COR GRANTORS LAND S 2,386.5 FT & E 2,155 FT FR NW COR SEC 12 T3SR6E
SLBM TH ALG ALMA S CARLILE LN S 14*06' W 80 FT M/L TO CTR PROVO R TH ALG RIVER S
55*43' W 218.6 FT S 85*04' W 180.3 FT; TH RUN N 14*06' E 144.2 FT M/L TO S LN
TOMAS L LEFLER LN TH ALG SD LN N 84*27' E 261.2 FT; N 58*53' E 98.8 FT M/L TO
BEG CONT 0.91 AC (LESS 0.18 AC M83-90 CD-2236-1)

ALSO COM 1691.26 FT S & 2215.14 FT E FR NW COR SEC 12, T3SR6E, SLBM TH S 73*45' E
102 FT; S 13*56' W 669.1 FT ALG FENCE LINE TH S 80*40' W 130.32 FT S 30*

1 = Browse Down

2 = Browse Up

3 = View More Owner Names

4 = View More Legal Description

5 = Print Parcel Displayed

6 = View Parcel Abstract

7 = Return to Parcel Owner Menu

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