

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

This instrument is made and entered into on the 24 day
of June, 2003 by Raymond Raddon ("Owner"), in favor of Summit
County, Utah.

Whereas, the undersigned is the owner of certain residential property located on
Parcel SS-78-6, Summit County, Utah;

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 SS-78-6, Summit County has required, and the Owner has agreed to place the
following restrictions on Parcel SS-78-6.

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
Oct 16 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.

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ALAN SPRIGGS, SUMMIT CO RECORDER
2003 JUN 26 09:01 AM FEE \$12.00 BY DMG
REQUEST: RAYMOND F RADDON

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

By Ray Raddon
Owner(s)

ACKNOWLEDGEMENT

STATE OF Utah

COUNTY OF Summit

On this 26 day of June, 2002 before me personally appeared

Ray Raddon 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.

Mallory O'Neill
Notary Public

My commission expires

9/18/05

