

### **Murray City Second Kitchen Covenant**

GRANTOR(s), \_\_\_\_\_, an individual, hereby grants, for consideration received to GRANTEE, Salt Lake County, Utah, the following described covenant restricting the use of the following property (hereby the Property):

Property Address: \_\_\_\_\_

Parcel Identification # \_\_\_\_\_

Legal Description: See Attached

Grantor, his/her heirs, legal representatives, or assigns, including any future owner or leaseholder of the property, or any of them, shall not, nor will at any time during their ownership or control of the Property, use the Property for anything other than a single family residence without first obtaining approval from Murray City by way of an Accessory Dwelling Unit Permit. The construction, installation, or preexistence of a second kitchen within a single-family residential dwelling is for the sole use and enjoyment of one family, (as defined by the Murray Municipal Code) living within the dwelling.

This Covenant shall run with the property, and shall be binding on all future owners, heirs, assigns, leaseholders, or other legal representatives. This Covenant is for the benefit of Murray City and shall serve as a notice that the existence of the second kitchen does not constitute City approval for an additional dwelling unit. Any desire or intent to use the second kitchen as part of a second dwelling unit on this Property shall only be allowed with approval for the Accessory Dwelling Unit.

If this Covenant is breached or violated in any way, Murray City may, at its option, require immediate termination of the offending use. Murray City hereby reserves all rights of enforcement and other remedies available by law. This Covenant shall remain in effect regardless of the amount of time the Property is used in violation of this Covenant.

**Signature page follows**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed \_\_\_\_\_

Signed \_\_\_\_\_

State of Utah )

ss:

County of Salt Lake )

On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_ personally appeared before me

\_\_\_\_\_ and \_\_\_\_\_ the signer(s) of  
the within instrument and who duly acknowledged to me that they executed the same.

Residing in: \_\_\_\_\_

Notary Public

My commission expires:

\_\_\_\_\_