

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN
TO:

Space Above Reserved for Recorder's Use Only

DEED RESTRICTION FOR JUNIOR ACCESSORY DWELLING UNIT

Property Owner, _____
("Property Owner") is the present owner of that certain real property located in the City of Pacifica, San Mateo County, State of California, which is more particularly described in EXHIBIT A attached hereto and incorporated by this reference ("Property"). Property Owner has applied to the City of Pacifica Building Permit No. _____ ("Permit") for approval to construct and develop a Junior Accessory Dwelling Unit ("JADU", as defined in Pacifica Municipal Code section 9-4.452(h)) on the Property. Sections 9-4.454 et seq. of Chapter of Title 9 (Planning and Zoning) of the Pacifica Municipal Code sets forth certain conditions on the construction and/or conversion, occupancy and use of JADUs, and requires, among other things, the recordation of a deed restriction. Therefore, Property Owner now desires to execute and have recorded this Deed Restriction for JADU in accordance with the Pacifica Municipal Code.

1. No Separate Sale. The JADU shall not be sold independently from the single-family residence (also referred to herein as the "Existing Primary Unit") on the Property and the lot may not be subdivided so as to create separate legal lots for the Existing Primary Unit and the JADU.

2. Binding on Successors. The restrictions herein shall run with the land and are binding upon any successor in ownership of the property, who shall be subject to all obligations of Property Owner. Lack of compliance may result in legal action against the Property Owner or their successor.

3. Size and Features of JADU. The size and features of the JADU shall meet the standards of Pacifica Municipal Code section 9-4.454 (as may be renumbered) as it exists as of the date of the recordation of this JADU Deed Restriction.

4. Proof of Compliance. The City of Pacifica shall have the right at any time to request and have the Property Owner provide such information deemed necessary by the City to confirm compliance with the restrictions set forth in Pacifica Municipal Code section 9-4.454.

By signing this Deed Restriction, the Property Owner acknowledges the obligations and restrictions contained herein and the regulations contained in Pacifica Municipal Code section 9-4.454 relating to JADUs.

Property Owner

Property Owner

Print name as it appears on the property deed

Print name as it appears on the property deed

Date

Date

Approved by City of Pacifica, a municipal corporation

Signature

Print Name, Title

Date

[ALL SIGNATURES MUST BE NOTARIZED]

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of _____)

On _____ before me, _____
(insert name and title of the officer)

personally appeared _____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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WITNESS my hand and official seal.

Signature _____ (Seal)

Exhibit A
Legal Description