## RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

City of San Juan Capistrano Planning Division 32400 Paseo Adelanto San Juan Capistrano CA 92675

## DEED RESTRICTION AND COVENANT

## NO FEE REQUIRED

Pursuant to Government Code Sections 6103 & 27383 Recorded for the Benefit of the City of San Juan Capistrano

State of California County of Orange

Th	is Covenant, 20						day of e undersigned
1 1							
•	ertify that I/we		* *******		~ .		•
the City	of San Juan	Capistrano	(the City),				
				, known	as Orange	County Ass	essor's Parcel
No.	-	-	and by	the legal des	scription a	s defined in	the recorded
grant dee	d (attached as	an exhibit h	erein).		-		
C	`						
In	consideration	of the City	annroving	the establish	nent of ar	ı [ <mark>choose or</mark>	e. Accessory
	Unit (ADU)						
_			V000000-000A	•	ADO) of	1 11115 101, 1110	, undersigned
	ovenants, acknowledge						
1.	The [ADU or JADU] will not be sold separately or otherwise conveyed separately from						
	the primary re	esidence;					
2.	The [ADU or JADU] may not be rented for a term shorter than 30 days;						
3.	[For JADU o	nly: The ov	vner of the 1	property must	reside in	either the JA	DU or in the
	primary dwe						
	domicile]; and	10000000	. 100 000 0110	owner o pri	in pois	1021001	100 0110 10801
1	The attributes		tions of the l	ADII on IAD	[]] must oc	amply at all t	times with the
4.				•	_		mies with the
	City's accesso	ory awelling	g unit ordina	nce (Ordinano	e No. 107	/ <b>)</b> .	

This deed restriction and covenant will run with the land and will be binding upon all owners, all future owners, their successors, heirs or assigns, and shall continue in effect unless otherwise released by the authority of the City in writing. Any lease of said specified parcels shall be subject to this restriction which is made for the general benefit of the entire community and

The purpose of this Deed Restriction is to provide notice and disclosure to the current owner and to any subsequent purchaser or transferee of these limitations associated with the approval of

the \_\_\_\_\_ permit for one [ADU or JADU].

which shall run with the land. The covenant will be enforceable by remedy of injunctive relief in addition to any other remedy in law or equity.

This deed restriction and covenant and the provisions hereof are irrevocable and non-modifiable except by the express written consent of the City. The City shall have the right to enforce each and every provision hereof.

In the event that the owners, their heirs, assigns, or successors in interest fail to abide by the deed restriction and covenants hereunder, all owners are bound to pay all costs and expenses incurred by the City in securing performance of such obligation, including reasonable attorney's fees and costs.

ices and costs.			
Property Owner	Date	Property Owner	Date
Covenants and Deed R Notary Public	estrictions must ha	ve all signature(s) notarized b	y a Commissioned
		icate verifies only the identity of the indiv not the truthfulness, accuracy, or validity	_
ACKNOWLEDGM	IENT		
State of California			
County of			
On	before me,	(insert name and title of t	he officer)
subscribed to the within in his/her/their authorize	instrument and ackard capacity(ies), and	ry evidence to be the person(s) nowledged to me that he/she/th that by his/her/their signature(s) the person(s) acted, executed to	ey executed the same on the instrument the
I certify under PENALTY paragraph is true and corre		er the laws of the State of Califo	ornia that the foregoing
WITNESS my hand and o	fficial seal.		
Signature			(Seal)