

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

This Covenant and Deed Restriction is made and executed on this ____ day of _____, 20____ by _____ and _____. The undersigned hereby certify that I/we are the owner(s) of the hereinafter legally described property located in the City of San Juan Capistrano (the City), State of California. Said property is located at _____, known as Orange County Assessor's Parcel No. _____ - _____ - _____ and by the legal description as defined in the recorded grant deed (attached as an exhibit herein).

In consideration of the City approving the establishment of an [choose one: Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU)] on this lot, the undersigned hereby covenants, acknowledges and agrees, that:

1. The [ADU or JADU] will not be sold separately or otherwise conveyed separately from the primary residence;
2. The [ADU or JADU] may not be rented for a term shorter than 30 days;
3. [For JADU only: The owner of the property must reside in either the JADU or in the primary dwelling on the lot as the owner's primary personal residence and legal domicile]; and
4. The attributes and restrictions of the [ADU or JADU] must comply at all times with the City's accessory dwelling unit ordinance (Ordinance No. 1077).

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].

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

