RECORDING REQUESTED BY AND WHEN RECORDED RETURN TO:

City of Santa Clarita 23920 Valencia Blvd Santa Clarita, CA 91355 Attention: Planning Division

Space Above Reserved for Recorder's Use Only

DEED RESTRICTION FOR JUNIOR ACCESSORY DWELLING UNIT

1. Property Owner, ______ ("Property Owner") is the present owner of that certain real property located in the City of Santa Clarita, County of Los Angeles, State of California, which is more particularly described in EXHIBIT A attached hereto and incorporated by this reference. Section 17.57.040(L) of the City of Santa Clarita's (City's) Unified Development Code (UDC) sets forth certain conditions on the construction and/or conversion, occupancy and use of Junior Accessory Dwelling Units authorized by California Government Code Sections 65852.2 and 65852.22, and requires the recordation of a deed restriction with respect to said conditions prior to issuance of a building permit.

2. <u>No Separate Sale</u>. The Junior Accessory Dwelling Unit shall not be sold independently or otherwise be conveyed separately 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 Junior Accessory Dwelling Unit.

3. <u>Property Owner-Occupancy Requirement</u>. The Property Owner of a lot upon which the Junior Accessory Dwelling Unit is located shall occupy as a principal residence the Existing Primary Unit or the newly created Junior Accessory Dwelling Unit. The Junior Accessory Dwelling Unit shall be considered legal only so long as either the Existing Primary Unit or the Junior Accessory Dwelling Unit approved pursuant to Section 17.57 of the City's UDC is occupied by an owner of record. This deed restriction may be enforced against future purchasers and owners of the property described in Exhibit A.

4. <u>Size and Attributes</u>. The Junior Accessory Dwelling Unit shall be constructed, maintained, and utilized in conformance with all size restrictions and other attributes required by 17.57.040(L) of the City's UDC and Government Code Sections 65852.2 and 65852.22.

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5. <u>Short-Term Rentals Prohibited</u>. No Junior Accessory Dwelling Unit shall be rented to the same party for fewer than 30 consecutive days at a time.

6. <u>Binding on Successors.</u> The restrictions described herein and in UDC Section 17.57.040(L) shall run with the land and are binding upon any successor in ownership of the property and lack of compliance may result in legal action against the Property Owner or successor.

7. <u>Proof of Compliance.</u> The City of Santa Clarita shall have the right at any time to request and have the owner provide such information deemed necessary by the City to confirm compliance with the restrictions set forth in UDC Section 17.57.040(L).

By signing this Deed Restriction, the Property Owner acknowledges the obligations and restrictions contained herein and the regulations contained in UDC Section 17.57.040(L) relating to Junior Accessory Dwelling Units.

Property Owner

Print name as is appears on the property deed

Property Owner

Print name as it appears on the property deed

[All Signatures must be notarized]

Date

Date