

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. No Separate Sale. 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. Property Owner-Occupancy Requirement. 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. Size and Attributes. 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.

