

RECORDING REQUESTED:

WHEN RECORDING MAIL TO:

CITY CLERK
CITY OF VISTA
200 CIVIC CENTER DRIVE
VISTA, CA 92084

Recorded pursuant to Government
Code Sections 27280 and 65852.22

SPACE ABOVE FOR RECORDER'S USE

DECLARATION OF DEED RESTRICTION REGARDING JUNIOR ACCESSORY DWELLING UNIT

Property Owner(s): Firstname Lastname
("Property Owner")

Property Address: 1234 Vista Street, Vista, CA 92084
Property APN: 000-000-00-00

RECITALS

Whereas, Property Owner is the present owner of certain real property located in the County of San Diego, State of California, located at 1234 Vista Street (the "Property").

Whereas, Property Owner and/or persons acting on behalf of Property Owner proposes to construct a junior accessory dwelling unit within a single-family residence or to convert part of an existing single-family residence to a junior accessory dwelling unit.

Whereas, Government Code Section 65852.22 establishes requirements for junior accessory dwelling units, including an owner-occupancy requirement and recordation of a deed restriction.

Whereas, Vista Development Code Section 18.31.100 also requires junior accessory dwelling units to comply with various requirements, including but not limited to owner-occupancy.

NOW, THEREFORE, Property Owner hereby declares as follows:

1. This instrument is a deed restriction in compliance with Government Code Section 65852.22 and the City of Vista Zoning Ordinance.

2. As a condition of approval for Property Owner's construction of a junior accessory dwelling unit within a single-family residence or conversion of a portion of an existing single-family residence to a junior accessory dwelling unit, Property Owner agrees to comply with all of the

following requirements:

- a. Property Owner shall reside in the single-family residence in which the junior accessory dwelling unit is permitted, either in the junior accessory dwelling unit or in the remaining portion of the structure; and
- b. The junior accessory dwelling unit shall not be sold separately from the single-family residence; and
- c. The size and attributes of the junior accessory dwelling unit shall conform with Government Code section 65852.22 and any other applicable state and local laws, regulations, and ordinances applicable to junior accessory dwelling units.

3. This deed restriction is appurtenant to and shall run with the land and shall bind and inure to the benefit of the heirs, personal representatives, successors and assigns of Property Owner.

4. This deed restriction may be enforced by the City of Vista against future purchasers of the Property.

5. If any provision of this deed restriction is held invalid or in conflict with any applicable federal or state law or regulation, such invalidity or conflict shall not affect the validity of the remaining portions of this deed restriction.

6. The undersigned declare under penalty of perjury that he/she/they are the owner(s) of the Property and has/have executed this Declaration of Deed Restriction Regarding Junior Accessory Dwelling Unit.

City:

Property Owner:

CITY OF VISTA,
a chartered municipal corporation

By: _____
Joseph Vacca
Community Development Director

By: _____
Firstname Lastname
Property Owner

[SIGNATURES MUST BE NOTARIZED]