

RECORDING REQUESTED BY And when recorded return to: Director of Public Works City of Piedmont 120 Vista Avenue Piedmont, CA 94611	
GOV. CODE: 27383 – NO FEE	ADDRESS: _____ Piedmont, CA _____ APN: _____

DECLARATION OF RESTRICTIONS

Owner Occupancy for Property With Approved Accessory Dwelling Unit

Property address: _____, Piedmont, California, zip code _____ Alameda County
 APN # _____

Property description attached as Exhibit A

A. Background. I am/We are the owner(s), _____ ("Owner") of real property described above and in Exhibit A, attached. Owner applied to the City for an Accessory Dwelling Unit permit under Section 17.38 of the Piedmont Municipal Code. The City approved Owner's application # _____ subject to certain conditions of approval and the recording of this Declaration in the Office of the County Recorder of Alameda County.

The Owner wishes to impose on the Property the beneficial restrictions contained in this Declaration for the benefit of the Property and its present and future owners.

B. Owner occupancy requirement. Owner declares that the Property described in Exhibit A shall be held, conveyed, leased, rented, used, occupied and improved in accordance with Chapter 17 of the City Code, subject to the following restrictions:

1. If both the primary unit and the accessory dwelling unit on the Property are used for habitation, Owner must occupy one of the units, in accordance with P.M.C. Section 17.38 and the conditions of approval for Owner's application. If Owner does not reside at the Property, only one of the units may be inhabited.
2. These restrictions shall run with the land and shall be binding on all parties having or acquiring any right, title, or interest in the Property.
3. Any amendment or cancellation of this Declaration must first be approved by the City of Piedmont.

Property Owner Signature: _____

Date: _____

Print Name: _____

Property Owner Signature: _____

Date: _____

Print Name: _____

(Signatures must be notarized)

Exhibit "A"

Description

All that certain real property situated in the City of Piedmont, County of Alameda, State of California described as follows:

Commonly known as:

Alameda County APN Number: