

Recording requested by and
After recording return to:
City Clerk
City of San Pablo
13831 San Pablo Avenue, Bldg. 1
San Pablo, CA 94806

[exempt from recording fees pursuant to Government Code section 27383]

RESTRICTIVE COVENANT FOR ACCESSORY DWELLING UNIT

This Restrictive Covenant is executed on _____ⁱ by
_____,ⁱⁱ a _____ⁱⁱⁱ (“Owner”).

RECITALS

A. Owner owns real property located in the City of San Pablo, County of Contra Costa, California commonly known as _____^{iv}, San Pablo, CA with an Assessor’s Parcel Number of _____,^v which is more particularly described in the attached and incorporated Exhibit A (“Property”).^{vi}

B. The City of San Pablo (“City”) approves the accessory dwelling unit on the Property subject to conditions set forth in Section 17.60.070 of the San Pablo Municipal Code.

Now, therefore, the Owner agrees as follows:

1. The Property contains an approved dwelling unit pursuant to Section 17.60.070 of the San Pablo Municipal Code and is subject to the restrictions and regulations set forth in that Section. These restrictions and regulations generally address development prohibitions, owner occupancy requirements, parking requirements, and participation in the City’s annual certification program. Current restrictions and regulations may be obtained from the City of San Pablo Community and Economic Development Department.

2. The current owner(s) of Property must have a legal, permanent residence in either the main residential unit on the Property or in the accessory dwelling unit.

3. The restrictions set forth in this Restrictive Covenant shall run with the land, and shall be binding upon any successor in interest to the Property.

4. This Restrictive Covenant shall not be amended, released, terminated or removed from the Property without the prior written consent of the City of San Pablo.

5. This Restrictive Covenant shall be recorded in the Contra Costa Recorder’s Office.

(signature of property owner)

(signature of property owner)^{vii}

[attach notary certificate]

EXHIBIT A

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- ⁱ Insert the date that the document is executed.
- ⁱⁱ All holders of title to the Property must sign this document. This typically means asking for the deed to the property.
- ⁱⁱⁱ Describe the status of the property owner; for example: “a California corporation,” “a single person,” “husband and wife,” etc. The marital status of the property owner is important, because all owners of the property must execute the document.
- ^{iv} Provide street address.
- ^v Provide Assessor’s Parcel Number.
- ^{vi} Label and attach the legal description for the property as Exhibit A. The legal description should be included in or attached to the grant deed for the Property that would have been provided when the Property was bought. If a good copy can be made of the legal description, then it can be labeled “Exhibit A” and attached to the Restrictive Covenant. Otherwise, the legal description must be retyped verbatim (with no changes) so the document can be recorded.
- ^{vii} The signatures must be notarized and the notary acknowledgement attached to this document. The City Clerk’s Office will provide notary services for this document at no charge. Please call (510)215-3005 to schedule an appointment. The fully-executed document must be given to the City for recording with the Contra Costa County Recorder’s Office. With recording, this document becomes a permanent exception to title.