

RECORDED AT THE REQUEST OF
THE CITY OF HEALDSBURG

WHEN RECORDED RETURN TO:
Planning and Building Department
City of Healdsburg
401 Grove Street
Healdsburg, CA 95448

ACKNOWLEDGEMENT OF DEED RESTRICTIONS ON ACCESSORY DWELLING UNIT

- A. _____ (hereafter, individually and collectively the "Property Owner"), is/are the fee title owner(s) of the property at _____, Healdsburg, also identified as Sonoma County Assessor's Parcel Number _____ [and further described in Exhibit "A" attached hereto and incorporated herein by reference] (hereafter the "Property"). The Property is described in that certain Deed executed as of _____ [or substantially concurrently herewith] and recorded in the Official Records of Sonoma County as Instrument No. _____.
- B. The purpose of this document is to acknowledge, as restrictions on the Property and covenants running with the land, the following conditions that relate to the accessory dwelling unit on the property.
- C. The restrictions set forth in numbered paragraphs 1, 2, 3, 4 and 5 below may not be terminated or amended without the prior written consent of the Planning and Building Director of the City of Healdsburg.
- D. The restrictions set forth herein shall run with the land and are binding upon the heirs, assigns and successors in interest to the Property.
- E. Violation of any of the restrictions shall constitute cause for civil action against the Property Owner or the heirs, assigns and successors in interest to the Property, and for all remedies, legal or equitable, available to the City of Healdsburg.

The Property Owner hereby acknowledges and agrees to the following restrictions that relate to the accessory dwelling unit on the Property:

1. The accessory dwelling unit shall not be sold separately from the main residential unit on the property.
2. The secondary dwelling unit is restricted to the maximum size allowed per the development standards found in section 20.20.010(C) of the City of Healdsburg Land Use Code in effect at the time of recording.
3. The accessory dwelling unit may be occupied by or rented to a separate household living independently from the occupant(s) of the primary residence; provided, that the terms for separate occupancy of the accessory unit and/or primary unit shall be longer than 30 days.
4. The accessory dwelling unit shall not be used or converted for use as visitor lodging, consistent with the provisions of HMC 20.20.060(B)(5).
5. These restrictions shall be binding upon any successor in ownership of the Property and lack of compliance shall result in legal action against the Property Owner.

Date: _____

By: _____

(print name)

Date: _____

By: _____

(print name)

[Attach Notary Certificates (Acknowledgements)]

[EXHIBIT A]

[Attach Legal Description]