

RECORDED AT REQUEST OF
CITY OF REDDING

WHEN RECORDED RETURN TO:
City of Redding
Development Services Department
Planning Division
777 Cypress Avenue
Redding, CA 96001

DECLARATION OF RESTRICTIONS OF OCCUPANCY

Declarant(s) _____ and _____ is/are the fee title owner(s) of the property at _____, Redding, (hereafter the Property) also identified as Shasta County Assessor's Parcel No. _____. The property is described in the deed to Declarant(s) recorded as Document No. _____ in the Office of the Shasta County Recorder.

RECITALS

- A. Owners have been issued a permit to construct (or install) a second dwelling unit as defined in the City of Redding Zoning Code on the Property which, but for the permit for second dwelling unit, is restricted under the subject Zoning Code to being improved with a single dwelling.
- B. The purpose of this Declaration is to set forth as restrictions on the Property and as covenants running with the land those conditions which relate to the use of the two dwelling units on the Property.

NOW, THEREFORE, based on the foregoing, Declarants declare as follows:

- 1. Declarant(s) hereby affirm that they are the only record owners of title and that no other person/entity has a property interest, excepting a leasehold interest, in the Property.
- 2. The second dwelling unit on the Property shall not be sold separately from the principal residence on the Property.
- 3. The second dwelling unit is limited to the size, design, and location consistent with the permit for second dwelling unit.
- 4. The owner, or one of the owners, of the fee title of the Property shall occupy either the principal or second dwelling unit.
- 5. The foregoing restrictions may not be terminated or amended without the prior written consent of the Development Services Director of the City of Redding.
- 6. These restrictions shall run with the land and are binding upon the heirs, assigns, and successors in interest of Declarants to the Property.

7. Violation of the restrictions set forth in paragraphs 1 through 4, or any one of them, is a good and sufficient ground to warrant civil action against the Declarant and all other remedies that may be required and/or available to the City of Redding for a violation of any of these conditions.

APPROVED:

Dated: _____

By: _____
 Larry Vaupel, Development Services Director
 City of Redding, California

Dated: _____

By: _____ (Signature)
 _____ Owner (print name)

Dated: _____

By: _____ (Signature)
 _____ Owner (print name)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
 County of Shasta

On _____, 20__, before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

(Seal)

NOTE: Signatures must be notarized. Notary - Use Acknowledgment form.