

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

City of Simi Valley
Department of Environmental Services
2929 Tapo Canyon Road
Simi Valley, CA 93063
Attn: Monica Dionne, Associate Planner

COVENANT AND DEED RESTRICTION

NO FEE REQUIRED

Pursuant to Government Code Sections 6103 & 27383
Recorded for the Benefit of the City of Simi Valley

State of California
County of Ventura

This Covenant and Deed Restriction is executed on this ____th day of _____, 20__ by

Property Owner Printed Name

Property Owner Printed Name

The undersigned hereby certify that I/we are the owner(s) of the hereinafter legally described property located in the City of Simi Valley (the City), State of California. Said property is located at (property address) _____, known as Ventura County Assessor's Parcel No. ____-0-____-____, and known by the legal description: Lot _____, a Portion of Tract _____, M.R. Bk. _____, Pg. _____.

In consideration of the City allowing a Guest House on the subject property and accessory to a principal residence, the undersigned hereby covenants, acknowledges and agrees, that the subject residence, including any additions and accessory structures including guest houses, shall be restricted to one family household. The Guest House shall not be converted for the purpose of housing into a second family household or Accessory Dwelling Unit (without separate permits). A Guest House precludes the construction of a kitchen, which is defined as room or section of a room designed, intended, or used for cooking or preparation of food for consumption, which includes a stove, range or oven. The purpose of this Deed Restriction is to provide notice and disclosure to the current owner and to any subsequent purchaser or transferee of these limitations associated with the approval of the Zoning Clearance and Building and Safety permit for the addition of a Guest House at the residence.

This deed restriction and covenant will run with the land and will be binding upon all owners, all future owners, their successors, heirs or assigns, and shall continue in effect unless otherwise released by the authority of the City in writing. Any lease of said specified parcels shall be subject to this restriction which is made for the general benefit

