

RECORDED AT REQUEST OF  
CITY OF ROHNERT PARK

WHEN RECORDED RETURN TO:

City of Rohnert Park  
Development Services – Planning  
130 Avram Avenue  
Rohnert Park, CA 94928

**DECLARATION OF RESTRICTIONS OF OCCUPANCY**

Declarant(s) \_\_\_\_\_ and \_\_\_\_\_ is/are the fee title owner(s) of the property at \_\_\_\_\_, Rohnert Park (“the Property”) also identified as Sonoma County Assessor’s Parcel No. \_\_\_\_\_ . The Property is described in the deed to Declarant recorded as Document No. \_\_\_\_\_ in the Office of the Sonoma County Recorder.

RECITALS

- A. Declarant has requested a permit to construct an Accessory Dwelling Unit (ADU), as defined in the City of Rohnert Park Zoning Code, on the Property.
- 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 uses of the two dwelling units on the Property.

NOW, THEREFORE, based on the foregoing, Declarant agrees as follows:

- 1. The ADU on the Property shall not be sold separately from the principal residence on the property.
- 2. Short Term Rentals, as defined by the Rohnert Park Municipal Code Section 17.04.030, are not permitted in Accessory Dwelling Units.
- 3. These restrictions shall run with the land and are binding upon the heirs, assigns, and successors in interest to the Property.
- 4. A violation of the restrictions set forth in paragraphs 1 through 4, or any one of them, shall void the approval of the ADU and is a sufficient basis to warrant legal action against the responsible owner by the City of Rohnert Park.

Dated: \_\_\_\_\_ By: \_\_\_\_\_

Dated: \_\_\_\_\_ By: \_\_\_\_\_

Attach Notary Certificates (Acknowledgements)

APPROVED:

Dated: \_\_\_\_\_ By: \_\_\_\_\_

Planning Manager  
City of Rohnert Park