

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 a Junior Accessory Dwelling Unit (JADU), 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 JADU 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. The zoning compliance for the JADU shall be in effect only so long as the junior accessory or primary unit is occupied by the owner of record as their principal residence. Should the JADU no longer be in compliance with this requirement, the JADU shall be altered so as to prevent its use as a JADU (i.e., removal of cooking facilities) and/or the Declarant agrees that the JADU shall at all times remain vacant and unused until such time as the Property is transferred to an owner who complies with the first sentence of this paragraph 3.
- 4. These restrictions shall run with the land and are binding upon the heirs, assigns, and successors in interest to the Property.
- 5. A violation of the restrictions set forth in paragraphs 1 through 5, 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