

<p>WHEN RECORDED MAIL TO:</p> <p>COUNTY OF SAN MATEO Planning and Building Department 455 County Center, 2nd Floor Redwood City, CA 94063 PONY PLN122</p> <p>File Number:</p>	
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SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

APN: _____
 Lot Split

DEED RESTRICTION AND COVENANT

This Covenant and Deed Restriction is made and executed on this _____ day of _____, 20__ by _____ and _____.
 The undersigned hereby certify that I/we are the owner(s) of the hereinafter legally described property located in the County of San Mateo (the "County"), State of California. Said property is located at _____ as is legally described in Exhibit "A" hereto (the "Property").

Please be advised that the Property contains or will contain dwelling units created in accordance with Senate Bill 9 (Government Code §§ 65852.21, 66411.7). In consideration of the County approving the project, the undersigned hereby covenants, acknowledges, and agrees that:

1. Dwelling units on the Property may only be rented for a term longer than 30 days.
2. Properties resulting from the SB 9 lot split, may only be used for residential uses.

The purpose of this deed restriction is to provide notice and disclosure to the current owner and to any subsequent purchaser or transferee of the limitations associated with the Property.

This deed restriction and covenant runs with the land and binds all current owners, all future owners, and their successors, heirs or assigns, and continue in effect perpetually unless released by the County in writing. Any lease of any portion of the Property is subject to the restriction in this deed restriction and covenant, which are established for the general benefit of the entire community and which run with the land. The covenant is enforceable by remedy of injunctive relief in addition to any other remedy in law or equity.

This deed restriction and covenant and the provisions hereof are irrevocable and non-modifiable except by the express written consent of the County. The County has the right to enforce each and every provision hereof.

If the owners, their heirs, assigns, or successors in interest fail to abide by the deed restriction and covenants hereunder, all owners are bound to pay all costs and expenses incurred by the County in securing performance of such obligation, including reasonable attorney's fees and costs.

Property Owner

Property Owner

Date

Date

EXHIBIT A - Property Description

Covenants and Deed Restrictions must have all signature(s) notarized by a Commissioned Notary Public.