

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:

City of Belmont  
Community Development Department  
One Twin Pines Lane, Suite 310  
Belmont, CA 94002-3893

Complementary Recording Request Pursuant to Government Code 27383

Space Above This Line For Recorder's Use Only

## RESTRICTIVE COVENANT

FULL NAME OR NAMES, being the owners of Assessor's Parcel Number \_\_\_\_\_ located at FULL ADDRESS, Belmont, CA 94002, hereby stipulate that the subject residence shall be limited to a single family occupancy with a legal accessory dwelling unit for occupancy as approved by the City of Belmont on DATE OF APPROVAL (APPL. NO. \_\_\_\_\_), pursuant to Section 24 (Accessory Dwelling Units) of the Belmont Zoning Ordinance. Further, for the purposes regarding sale, owner occupancy, and short term rentals, the following requirements shall be met/maintained for this property:

- The accessory dwelling unit may not be sold separately from the existing single-family home.
- Either the single-family home or the accessory dwelling unit must be owner-occupied if the home and accessory dwelling unit are occupied by different families.
- Neither the accessory dwelling unit nor the single-family home may be used for short-term (i.e., less than 30 days) residential rentals.
- Site/Floor plan layout for the accessory dwelling unit shall conform to the plans on file in the Community Development Department/Building Division for the Building Permit that coincides with APPL. PA. \_\_\_\_\_.
- Any alteration or remodel of the accessory dwelling unit, requiring building permits, shall be subject to review and approval by the Community Development Department.

The use of said property contrary to these special restrictions shall constitute a violation of the Zoning Ordinance, and no release, modification or elimination of these restrictions shall be valid unless notice thereof is recorded on the Land Records by the City of Belmont; except that in the event that the zoning standards referenced above are modified so as to be less restrictive and the uses herein restricted are thereby permitted and in conformity with the provision of the Zoning Ordinance, this document would no longer be in effect and would be null and void.

APPROVED BY

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Name - Community Development Director  
Community Development Director  
City of Belmont

ACKNOWLEDGED BY OWNERS OF RECORD

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Property Owner

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Property Owner