

Placer County
Planning Services Division
3091 County Center Drive
Auburn, CA 95603

**DECLARATION OF RESTRICTIONS (DEED RESTRICTION) - NOTICE OF URBAN LOT SPLIT
UNDER CALIFORNIA GOVERNMENT CODE SECTION 66411.7**

WHEREAS, the undersigned Property Owner(s) is/are the present owner of record of a certain parcel of land located in the unincorporated area of Placer County described as noted on the attached "Exhibit A" and being current Assessor's Parcel Number XXX-XXX-XXX-XXX;

WHEREAS, the term "Property Owner," shall, if applicable, include heirs named within a currently valid declaration of trust designating ownership of the subject property, and shall, if applicable, include principals of a corporation, for a corporation, the corporate officers, for a limited liability company, the members, and for a partnership, the partners; and

WHEREAS, the Property Owner and/or persons acting on behalf of the Property Owner propose to split the aforementioned land pursuant to Government Code section 66411.7 into two parcels, and the restrictions contained herein are imposed for the express benefit of the above described parcel(s) of land, and are intended to permit the subdivision of a property into two parcels by SB 9 application number PLNXX-00XXX; and

WHEREAS, this deed restriction is required pursuant to Government Code section 66411.7(g)(1), which requires an applicant for an urban lot split "to sign an affidavit stating that the applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of the approval of the urban lot split."

NOW, THEREFORE, in consideration of the benefits received by the Property Owner(s) and the public purposes served by the urban lot split and because approval for the lot split was granted subject to execution and recordation of these restrictions, the undersigned Property Owner declares as follows:

1. The aforementioned recitals are true and correct.
2. Effective with the execution of this document, the undersigned declare that as owner of the parcel, they will continuously occupy a unit on one of the resulting parcels for a period of three (3) years starting from the date of approval of the lot split.
3. The restrictions contained herein shall run for the period outlined above and inure to the benefit of, and be binding upon, the heirs, assigns or successors in interest of the undersigned. The restrictions contained herein may not be modified or rescinded without the express written consent of the County of Placer.
4. The undersigned, by signing this document, agrees to pay all reasonable costs, including reasonable attorney's fees, incurred by the County in successfully enforcing these restrictions.
5. The undersigned agrees to promptly record this document within ten (10) days of approval of the lot split.

Print Name (Owner of Record)

Signature

Print Name (Owner of Record)

Signature

ACKNOWLEDGMENT

State of California

County of Placer

On _____, 20____, before me, _____,
(name and title of notary public/officer)

personally appeared **[Declarant name]**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____(Seal)

ACKNOWLEDGMENT

State of California

County of Placer

On _____, 20____, before me, _____,
(name and title of notary public/officer)

personally appeared **[Declarant name]**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

**EXHIBIT A
LEGAL DESCRIPTION**

APN: XXX-XXX-XXX-XXX

Legal Description: