

Recording requested by  
and when recorded mail to:

City Clerk  
City of Hidden Hills  
6165 Spring Valley Road  
Hidden Hills, CA 91302

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COVENANT AND AGREEMENT  
(Second Unit or Accessory Dwelling Unit)

RECITALS:

A. \_\_\_\_\_ [*name of owner of the property -- note: be sure to properly describe the Owner's legal status, e.g., if it is a corporation, partnership, trust, etc.*] (the "Owner") hereby represents and warrants that it is the record owner of the following described real property (the "Property") located at \_\_\_\_\_ [*street address of the Property*] in the City of Hidden Hills, County of Los Angeles, State of California. The Property is identified by Los Angeles County Assessor's Parcel Number \_\_\_\_\_ [*fill in APN*] and more particularly and legally described as follows:

[*fill in legal description*]

B. The Property is Zoned \_\_\_\_\_ and is currently developed with \_\_\_\_\_ [*describe existing development*]. Pursuant to the applicable provisions of the Hidden Hills Municipal Code, the use of the Property is limited to single-family residential purposes.

C. Owner has made application to the City of Hidden Hills ("City") for a permit to construct a second unit on the Property pursuant to Section [2C-1.A.4 or 2E-1.A.4] of the Hidden Hills Municipal Code.

D. The second unit may not be sold, transferred or assigned separately from the primary single-family residence on the site.

E. Owner is required to record this covenant as a condition precedent to the issuance of the building permit for the second unit pursuant to Section [2C-1.A.4(k) or 2E-1.A.4(k)] of the Hidden Hills Municipal Code.

NOW, THEREFORE, in consideration of the foregoing, and the issuance of the necessary permits and certificates in connection therewith, the Owner hereby covenants, promises and agrees, on behalf of him/herself and on behalf of Owner's heirs, representatives, successors and assigns, for the benefit of the City of Hidden Hills, its public property, and the Property as follows:

1. Owner shall construct the second unit in substantial compliance with the plans submitted to and reviewed by the City of Hidden Building Department on, \_\_\_\_\_, 2018.
2. The Property is zoned \_\_\_\_\_. In accordance with the requirements of Section [2C-1.A.4(e) or 2E-1.A.4(e)] of the Hidden Hills Municipal Code, the second unit may not be sold, transferred or assigned separately from the primary single-family residence on the Property.
3. The second unit may not exceed a maximum size of \_\_\_\_\_ square feet as shown on the plans on file with the Building Department.
4. Owner shall provide at all times \_\_\_\_\_ (\_\_\_) on-site parking space(s) for the second unit (minimum one (1) space per bedroom). Said parking space(s) shall be located to parking within a garage or on a driveway on the property, and shall be substantially in the location(s) shown on the site plan attached hereto as Exhibit A and incorporated herein by this reference.
5. Owner shall occupy either the primary single-family residence or the second unit. If the owner occupies neither the primary single-family residence nor the second unit, the second unit shall automatically become a non-habitable space, shall not be used as a dwelling unit, and shall not be rented.
6. It is the intention hereof that this shall constitute a covenant running with the land owned by the Owner. This covenant and agreement shall be jointly and severally binding upon the Owner, and each of the Owner's heirs, representatives, successors and assigns. Failure to comply with this covenant and agreement may result in legal action against the Owner to compel compliance with the Hidden Hills Municipal Code.

[Signatures begin on next page]

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

CITY OF HIDDEN HILLS

OWNER

Approved as to content:

\_\_\_\_\_  
Building Official

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\*/ Note if the Owner is a corporate entity, signatures from two corporate officers are required as follows: it must be signed by the chairman of the board, president, or any vice president, and also by any one of the following officers: 1) the secretary, 2) any assistant secretary, 3) the chief financial officer, or 4) any assistant treasurer of the corporation.

**EXHIBIT A**  
**SITE PLAN**