

RECORDING REQUESTED  
BY AND  
WHEN RECORDED MAIL  
TO:

City of Redwood City  
Attn: City Clerk's Office  
1017 Middlefield Road  
Redwood City, CA 94063

**2023-052973**

4:22 pm 10/18/2023 NQ Fee: \$32.00

Count of Pages 6

Recorded in Official Records

County of San Mateo

Mark Church

Assessor-County Clerk-Recorder



SPACE ABOVE THIS LINE FOR  
RECORDER'S USE  
EXEMPT FROM RECORDING FEES  
PURSUANT TO CA GOV. CODE §  
27380

6P

APN: 055-021-210

**DEED RESTRICTION**

**DECLARATION OF RESTRICTIVE COVENANTS FOR JUNIOR  
ACCESSORY DWELLING UNIT**

This declaration of restrictive covenants ("Declaration") is executed on OCTOBER 18, 2023, by GUILLERMO SILVA ("Declarant").

**RECITALS**

WHEREAS, Declarant is the present owner of that certain real property located at 3109 Hoover Street in the City of Redwood City, County of San Mateo, State of California, which is more particularly described in Exhibit A attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, the City of Redwood City ("City") approved a junior accessory dwelling unit on the Property subject to the conditions set forth in Article 37 of the Redwood City Zoning Code; and

WHEREAS, Section 65852.22 of the California Government Code requires the recordation of a deed restriction, which shall run with the land, and be filed with the City; and

WHEREAS, this Declaration is being recorded in compliance with Section 65852.22 of the California Government Code.

NOW, THEREFORE, Declarant declares as follows:

1. Incorporation of Recitals. The foregoing recitals are incorporated into this Declaration by reference and made part of this Declaration.

REV: 10-13-23 VR

2. Covenant Running with the Land. This Declaration is intended to be a covenant running with the land and shall be binding upon the heirs, assigns and successors in interest of the Declarant, and subsequent purchasers of the Property.
3. No Separate Sale. The junior accessory dwelling unit shall not be sold separately from the single-family residence on the Property.
4. Conformance with State Law. The junior accessory dwelling unit shall conform to the size and attribute restrictions for junior accessory dwelling units required by Section 65852.22 of the California Government Code.
5. Violation. Violation of any of the restrictions set forth in this Declaration is sufficient grounds to warrant civil action against the owner of the Property and all other remedies that may be required and/or available to the City for violation of this Declaration.
6. Modification. This Declaration shall not be amended, released, terminated, or removed from the Property without prior written consent of the City.
7. Severability. If any one or more of the provisions contained in this Declaration shall for any reason be held to be invalid, illegal or unenforceable in any respect, then such provision or provisions shall be deemed severable from the remaining provisions contained in this Declaration, and this Declaration shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein.
8. Liberal Construction. Any general rule of construction to the contrary notwithstanding, this Declaration shall be liberally construed to effect the purpose of this Declaration. If any provision in this Declaration is found to be ambiguous, an interpretation consistent with the purpose of this Declaration that would render the provision valid shall be favored over any interpretation that would render it invalid.
9. Recordation. This Declaration shall be recorded in the San Mateo County Record's Office.

*[Signature page follows]*

Declarant has read and understands this Declaration and hereby enters into it voluntarily and without inducement.

**Declarant**

By:  \_\_\_\_\_

Name: Guillermo Silva

Title: Property Owner

***[Signature must be notarized]***

**City of Redwood City**

By:  \_\_\_\_\_

Name: Jeff Schwob

Title: Community Development and Transportation Director

***[Signature must be notarized]***

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

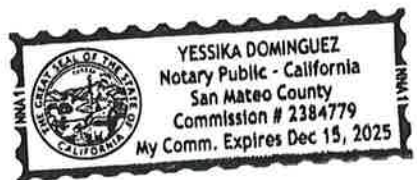
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of SAN MATEO

On OCTOBER 18, 2023 before me, YESSIKA DOMINGUEZ, NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer

personally appeared GUILLERMO SILVA  
Name(s) of Signer(s)

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 [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

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County of SAN MATEO }

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Date Here Insert Name and Title of the Officer

personally appeared JEFFREY G. SCHWAB  
Name(s) of Signer(s)

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 Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_  
 Partner –  Limited  General  Partner –  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

## EXHIBIT A

### Legal Description of the Property

Real property in the City of Redwood City, County of San Mateo, State of California, described as follows:

LOT 23, BLOCK 2, AS SHOWN ON THAT CERTAIN MAP ENTITLED "BELLE HAVEN SUBDIVISION NO. 2 SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON NOVEMBER 5, 1929, IN BOOK 17 OF MAPS, PAGE(S) 75 AND 76.

JPN: 055-002-021-21A

A.P.N.: 055-021-210