

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

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

APN: 059-221-260

2024-006128

11:04 am 01/31/2024 DR 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

DEED RESTRICTION

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

This declaration of restrictive covenants ("Declaration") is executed on
Jan 11, 2024, by Nedyalko Borisov and Linda Dai ("Declarants").

RECITALS

WHEREAS, Declarant is the present owner of that certain real property located at 1705 Hampton Avenue 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.

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: Nedyalko Borisov

Title: Property Owner

By: 

Name: Linda Dai

Title: Property Owner

[Signature must be notarized]

City of Redwood City

By:  Sue Exline

Name: Jeff Schwob for Jeff Schwob

Title: Community Development Director

[Signature must be notarized]

EXHIBIT A
Legal Description of the Property

The land hereinafter referred to is situated in the City of Redwood City, County of San Mateo, State of CA, and is described as follows:

Lot 13 in Block 2, as show on the map entitled "Carrol Park, Redwood City, California", which map was filed in the Office of the recorder of the County of San Mateo, State of California on January 21, 1948 in Book 28 of Maps at Page 31.

APN: 059-221-260

ACKNOWLEDGMENT

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.

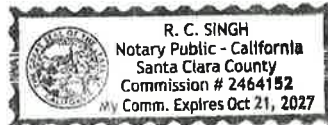
State of California
County of SANTA CLARA)

On 01/11/2024 before me, R. C. SINGH, NOTARY PUBLIC
(insert name and title of the officer)

personally appeared NEDYALKO BORISOV, LINDA DAI
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)

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.

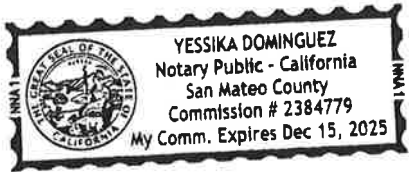
State of California

County of SAN MATEO }

On JANUARY 29, 2024 before me, YESSIKA DOMINGUEZ, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared SUE EXLINE
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.



Place Notary Seal and/or Stamp Above

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

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: _____

