

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

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

**2024-006210**

4:07 pm 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



APN: 069-081-200

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

PLEASE SEE ATTACHED  
ACKNOWLEDGEMENT/JURAT  
FROM NOTARY PUBLIC

**DEED RESTRICTION**

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

This declaration of restrictive covenants ("Declaration") is executed on  
January 12, 2024, by Kevin Prodehl and Jillian Warner ("Declarant").

PLEASE SEE A  
CKNOWLEDGEMENT  
FROM NOTARY

**RECITALS**

WHEREAS, Declarant is the present owner of that certain real property located at 2821 Kensington Road 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.

PLEASE SEE /  
ACKNOWLEDG  
FROM NOTARY

**[Signature page follows]**

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

**Declarant**

By: Kevin Prodehl

Name: Kevin Prodehl

Title: Property Owner

By: Jillian Warner

Name: Jillian Warner

Title: Property Owner

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

**City of Redwood City**

By: Sue Exline for Jeff Schwob

Name: Jeff Schwob

Title: Community Development Director

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

PLEASE SEE /  
ACKNOWLEDGE  
FROM NOTAR

**EXHIBIT A**  
Legal Description of the Property

For APN/Parcel ID(s): 069-081-200

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF REDWOOD CITY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 19 IN BLOCK 12, AS DESIGNATED ON THE MAP ENTITLED "STERLING HIGHLANDS NO. 2 REDWOOD CITY, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA ON APRIL 30, 1951 IN BOOK 33 OF MAPS AT PAGES 24 AND 25.

JPN: 069-008-081-20

Grant Deed  
SCA0000129.doc / Updated: 04.03.20

Printed: 08.03.22 @ 11:39 AM  
CA-CT-FWTO-02180.052377-FWTO-3772200194

Document Number: 2022-060408 Page: 3 of 3

PLEASE SEE  
ACKNOWLEDGMENT  
FROM NOTARY

# 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 San Mateo )

On January 12, 2024 before me, Xiomara Avelar, Notary Public  
(insert name and title of the officer)

personally appeared Kevin Prodehl and Jillian Warner,  
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 Xiomara Avelar (Seal)

ATTACHED  
INSTRUMENT  
NOTARY PUBLIC

ATTACHED  
INSTRUMENT  
NOTARY PUBLIC

ATTACHED  
INSTRUMENT  
NOTARY PUBLIC

ATTACHED  
INSTRUMENT  
NOTARY PUBLIC

**CALIFORNIA ACKNOWLEDGMENT**

CIVIL CODE § 1189

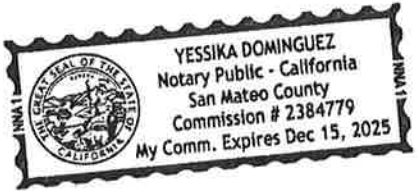
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

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 SVE 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.



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

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: \_\_\_\_\_