

**Title**  
**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

**Purpose**  
 To specify the limitations or qualifications on land use imposed in a conveyance or other instrument

- Requirements**
1. Name(s) of owner(s) / homeowners' association
  2. Description / identification of real property
  3. Statement of the type of common interest development
  4. Explanation of covenants, conditions, and restrictions
  5. Signature(s) of owner(s) / homeowners' association
  6. Signature(s) acknowledged

**Fees**  
 Regular

**Legal References**  
 CC - 4200, 4250, 4255 (common interest dev.), 4270 (amends)  
 Govt - 65871 (easements), 27287 (ack)

**Comments**  
 If an amended statement is being recorded, the recording information identifying the prior statement or statements which the amendment is superseding is required.

Index	Local Use	Ordinances/Opinions
Grantor = Declarants		

RECORDING REQUESTED BY \_\_\_\_\_  
 AND WHEN RECORDED MAIL TO \_\_\_\_\_  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 CITY, STATE/ZIP \_\_\_\_\_

space above this line for Recorder's use only  
 Rev. 2014

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS**

KNOW ALL MEN BY THESE PRESENTS :

That \_\_\_\_\_, owner of the real property in the County of \_\_\_\_\_, State of California, described as : \_\_\_\_\_ inclusive, Tract \_\_\_\_\_, Lot \_\_\_\_\_ to \_\_\_\_\_ and \_\_\_\_\_ of Maps, records of said county, does certify and Book \_\_\_\_\_ Pages \_\_\_\_\_ and \_\_\_\_\_ as per map recorded in declare that he has established and does hereby establish a general plan for the improvement and development of lots designated in said tract and does hereby establish a general plan for the improvement and development of lots designated in said tract and does hereby establish the provisions and restrictions upon and subject to which all lots and portions of lots designated above shall be improved or sold, or conveyed by him as such owner, each and all of which are for the benefit of each owner of land, in said tract or any interest herein and shall inure and pass with each and every parcel of said tract enumerated by lot above and shall apply to and bind the respective successors in interest of the present owner thereof, and are imposed upon said lots in this tract as a servitude in favor of each and every parcel of land therein as the dominant tenement or tenements, as follows, to wit :

( description of covenants, conditions, and restrictions )

Provided that a breach of any of said provisions and restrictions above mentioned shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value as to said lots or property, or any part thereof, but such provisions or restrictions shall be binding and effective against any owner of said property whose title thereto is acquired by foreclosure, trustee's sale or otherwise. It is agreed that in the event that any restrictions herein contained is invalid or is held to be invalid or void by any court of competent jurisdiction, such invalidity shall in now way affect any other restriction herein contained.

No delay or omission on the part of \_\_\_\_\_ or his successors in interest as owners of the rights herein provided for or remedy herein provided, in the event of any breach of the provisions or restrictions herein contained, shall be construed as a waiver thereof acquiescence therein.

IN WITNESS WHEREOF, this declaration has been executed by the party above named this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_\_.

**SAMPLE**

Owner(s) / Homeowners Association official

APPROPRIATE ACKNOWLEDGMENT SHOULD APPEAR HERE