

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

**CITY CLERK  
CITY OF OCEANSIDE  
300 North Coast Highway  
Oceanside, CA 92054**

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*THIS SPACE FOR RECORDER'S USE ONLY*

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**DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS  
ON REAL PROPERTY KNOWN AS**

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WHEREAS, \_\_\_\_\_, hereinafter referred to as "OWNER," is the owner of approximately \_\_\_\_\_ acres of real property generally located in the \_\_\_\_\_ block of \_\_\_\_\_ in Oceanside, which such real property is more particularly described in the Property Description attached as Exhibit "A" and incorporated herein by reference, and hereinafter referred to as the "PROPERTY";

WHEREAS, Condition \_\_\_\_\_ of Staff Report \_\_\_\_\_ requires that a covenant be recorded by the property owner to reflect the restrictions and on-site and off-site improvements required to be made on the PROPERTY prior to and as the condition of any development of the property, in accordance with the Staff Report (\_\_\_\_\_ is attached as Exhibit "B" and incorporated herein by reference, and hereinafter referred to as the "STAFF REPORT");

WHEREAS, the OWNER intends to restrict the PROPERTY in accordance with the conditions of the STAFF REPORT;

NOW, THEREFORE, the OWNER declares that said PROPERTY shall be held, transferred, encumbered, used, sold, conveyed, leased and occupied subject to the covenants, conditions and restrictions set forth in this Declaration of Covenants, Conditions and Restrictions (hereinafter the "DECLARATION") expressly and exclusively for the use and benefit of the PROPERTY and each and every person and entity who now, or in the future, owns any portion of the PROPERTY. This DECLARATION shall constitute covenants running with the land and shall be binding on and for the benefit of OWNER, its successors and assigns, and all subsequent owners of the PROPERTY, together with their grantees, successors, heirs, executors, administrators, devisees and assigns.

**OWNER HEREBY DECLARES AND COVENANTS AS FOLLOWS:**

1. Compliance with each and every condition of approval as set forth in the STAFF REPORT shall be required and satisfied as a condition of any grading, improvement or development of the PROPERTY. The STAFF REPORT sets forth specific requirements for on-site and off-site improvements, grading, payment of fees, site development, building and use standards.

2. No provision of this DECLARATION is intended to, nor shall it be deemed to, modify, waive, delete or amend any condition or provision of the STAFF REPORT. Each and every term and condition of the STAFF REPORT is incorporated into this DECLARATION and made a part hereof, and shall constitute covenants running with the land.

3. The City shall have the right, but not the obligation, to enforce the provisions of this DECLARATION. In the event it becomes necessary for the City to institute legal action to enforce any provision of this DECLARATION, the City shall be entitled to recover from the OWNER, his assigns or any successors in interest in the PROPERTY, reasonable attorneys' fees and costs incurred by the City in such action.

4. This DECLARATION shall constitute covenants running with the land and shall be binding on and for the benefit of OWNER, its transferees, successors and assigns, and any other present or future interest holders or estate holders or any portion or all of the PROPERTY.

5. This DECLARATION shall not be modified, removed or released without the express written consent of the City of Oceanside.

**IN WITNESS WHEREOF,** \_\_\_\_\_  
executes this Declaration this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

OWNERS:

\_\_\_\_\_  
By: (name)  
Its: (title)

\_\_\_\_\_  
By: (name)  
Its: (title)

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY

**NOTARY AND ACKNOWLEDGMENT(S) MUST BE ATTACHED  
(EVIDENCE OF SIGNATURE AUTHORIZATION IS NEEDED)**