



City of Golden

PLANNING & DEVELOPMENT

TEL: 303-384-8097

PUBLIC WORKS

TEL: 303-384-8151

1445 10TH ST. GOLDEN, CO 80401

FAX: 303-384-8161

www.cityofgolden.net

ACCESSORY DWELLING UNIT DEED RESTRICTION

I/We, _____, the Owner(s) of the real property located in the City of Golden, County of Jefferson, State of Colorado, described as:

LEGAL DESCRIPTION: _____

known by _____ Golden, CO _____ (the "Property"),
Street Address *Zip Code*

covenant and agree that:

1. The approved accessory dwelling unit on the Property, which has been authorized as an "Accessory Dwelling Unit" pursuant to the provisions of the Golden Municipal Code, shall not be sold separately from the principle dwelling unit, nor shall the lot on which it is situated be subdivided unless such subdivision is authorized in accordance with all provisions of Titles 17 and 18 of the Golden Municipal Code;
2. The Accessory Dwelling Unit shall be restricted to the approved size;
3. The Certificate of Occupancy for the Accessory Dwelling Unit shall be in effect only so long as either the principle dwelling unit, or the Accessory Dwelling Unit, is occupied by the owner(s) of record of the Property;
4. Any violation of the deed restriction may result in the imposition of sanctions under the Golden Municipal Code;
5. The deed restrictions shall lapse upon either the removal of the Accessory Dwelling Unit from the Property or by consent of the City of Golden. To effect this intent, and upon verification of such removal, the City shall issue, recordable, appropriate documentation releasing such restrictions.
6. The deed restriction runs with the Property and shall be binding upon any successor in ownership of the Property;
7. This Deed Restriction may be recorded with the Jefferson County, Colorado Clerk and Recorder.

Owner Signature(s): _____
Date

Owner Printed Name(s): _____

STATE OF COLORADO)

ss.

COUNTY OF _____)

Acknowledged before me this _____ day of _____, 20____, by _____

Witness my hand and official seal.

My commission expires: _____

Notary Public