

RECORDED AT THE REQUEST OF
NEVADA COUNTY
PLANNING DEPARTMENT
950 Maidu Avenue
Nevada City, CA 95959-8617

RECORDER'S MEMO: LEGIBILITY
OF WRITING, TYPING OR PRINTING
UNSATISFACTORY IN PORTIONS
OF THIS DOCUMENT WHEN RECEIVED.

97023425

Recorded in Official Records, County of
Nevada, Bruce C. Bolinger, Clerk/Recorder



16.00

097023425 2:03pm 08/29/97

RETURN TO:
NEVADA CO. PLANNING DEPT.,
Inter Department Mail Box

502 10013887 01 02
N03 4 7.00 9.00 0.00 0.00 0.00 0.00

**RESTRICTIVE COVENANT
SECOND DWELLING FOR SENIOR CITIZENS OR A DISABLED PERSON**

AP#: 53-210-10

FILE NO.: MP97-024

RONALD C. AND NANCY E. PARKER, husband and wife, are, are the owners of that property located within Nevada County, State of California, described as follows:

Parcel 2, as shown on the Parcel Map for R.P. Steckler, being a portion of the West half of Lot 10 of Section 5, Township 15 North, Range 8 East, M.D.B. & M., as filed in the Office of the Nevada County Recorder on May 5, 1978, in Book 12 of Parcel Maps, Page 155.

Said owners covenant and agree that the second residence constructed on the above-described property and so designated on the site plan attached hereto and made a part hereof as Exhibit "A", and the floor plan attached hereto and made a part hereof as Exhibit "B", is restricted in occupancy to no more than two senior citizens or the physically disabled as described in County land use permit MP97-024, and shall not be rented, leased or occupied in any manner other than that described in said land use permit so long as the second residence and principal dwelling remain on the same parcel or lot.

Said owners also covenant and agree to maintain the improvements required as conditions of approval of County land use permit MP97-024, including driveway improvements, vegetation clearance and water storage.

This covenant is intended to run with the land and permanently binds the owners, their heirs, assigns and successors in interest, for the benefit of the citizens and property owners of the County of Nevada.

The County of Nevada shall have the right to enforce this covenant and agreement by appropriate legal proceedings against the owners, their heirs, assigns and successor's in interest. The County shall have the right to collect reasonable attorney's fees and costs of suit in such action. The owners consents to periodic inspection of said housing by representatives of the Planning Department, upon reasonable notice.

DATE: 08/23/97

Ronald C. Parker
Nancy E. Parker
(Owners)

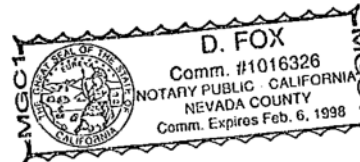
97023425

STATE OF CALIFORNIA)
) ss
 COUNTY OF NEVADA)

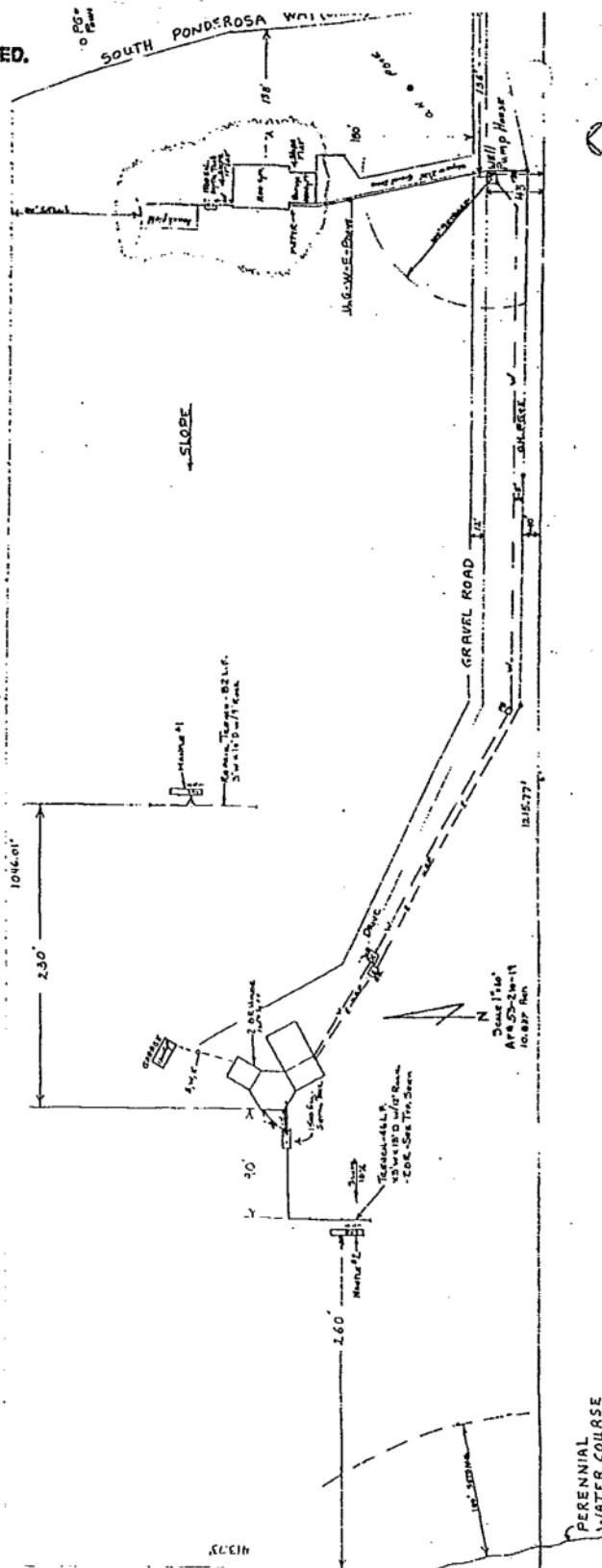
On 8/22/97, before me, D. Fox, a Notary Public in and for said County and State, personally appeared Ronald C. Parker + Nancy E. Parker, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
 Notary Public
 My Commission Expires _____



97023425



Sci. 12. 40.

SHADED AREA
Project Site -
For Senior Citizen
July 8, 1977

Exhibit A:

RP# 53-210-19
MR. & MRS. RONALD FARRER
14745 S. Andrews Way
GRASS VALLEY, CA
DRAWN BY: R. Phillips

RECORDER'S MEMO: LEGIBILITY
OF WRITING, TYPING OR PRINTING
UNSATISFACTORY IN PORTIONS
OF THIS DOCUMENT WHEN RECEIVED.



Requested By: LTINA06, Printed: 10/23/2024 6:30 AM