

DECLARATION OF COVENANT FOR ACCESSORY DWELLING UNIT

We, Leighton Johnson and Zpora Perry ( "Property Owners" ), hereby establish an accessory dwelling unit described in this Declaration, and establish the following rights and interests in connection therewith, including parking, and otherwise declare and covenant for themselves, their successors and assigns, as follows:

1. Property Owners own certain property commonly known as 52 Locust Street, Burlington, Vermont, conveyed to them by warranty deed of Linda L. Carter dated August 15, 2013 and recorded on August 19, 2013 in Volume 1229, Page 117 *et seq.* of the City of Burlington land records (the "Property" ).
2. On April \_\_\_\_\_, 2014, the Burlington Development Review Board approved a permit (Permit No. \_\_\_\_\_) granting approval for an accessory dwelling unit appurtenant to this Property. The Property is subject to the permit terms and conditions, including owner occupancy.
3. The terms, conditions, and provisions of this Declaration shall run with the land and shall be binding upon the Property Owners, and their heirs, successors and assigns, and may only be amended by the Property Owners, and their heirs, successors and assigns, if the amendment is in accordance with all permits issued by the City of Burlington.

Dated at Burlington, Vermont, this \_\_\_\_ day of April 2014.

\_\_\_\_\_  
Leighton Johnson

\_\_\_\_\_  
Zpora Perry



STATE OF VERMONT

COUNTY OF CHITTENDEN, SS:

DEPARTMENT OF  
PLANNING & ZONING

At \_\_\_\_\_, this \_\_\_\_ day of April, 2014, \_\_\_\_\_ and \_\_\_\_\_ personally appeared, and they acknowledged this instrument, by them subscribed, to be their free act and deed.

Before me, \_\_\_\_\_

Notary Public  
Commission expires: 2/10/15

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ADDENDUM:

Possible covenant language if the Board finds it necessary to include in the deed itself:

1. The Property, at all times it has an accessory dwelling unit, shall be subject to a covenant imposed by this Declaration that no more than two (2) motor vehicles shall park in the driveway serving the Property, and one (1) parking space shall be reserved for the occupant(s) of the accessory dwelling unit, if they have a motor vehicle.

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As a condition of this permit, the property owner(s) agrees to limit the number of parking spaces at this Property to a total of two (2) parking spaces and shall reserve one (1) parking space at all times the Property has an accessory dwelling unit, for the occupant(s) of the accessory dwelling unit, if they have a motor vehicle.

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## Notes about elevations:

Efficiency Vermont and our builder are suggesting minor changes that may impact appearance shown here

- footprint is expanded to 19x26 (as shown on site plan) in order to accommodate 12" insulation in walls.

- Bump-out on west elevation is eliminated (as shown on site plan).

- Round windows in gables are eliminated.

We will set you revised elevations to match site plan.

Materials noted previously <sup>(NA)</sup>

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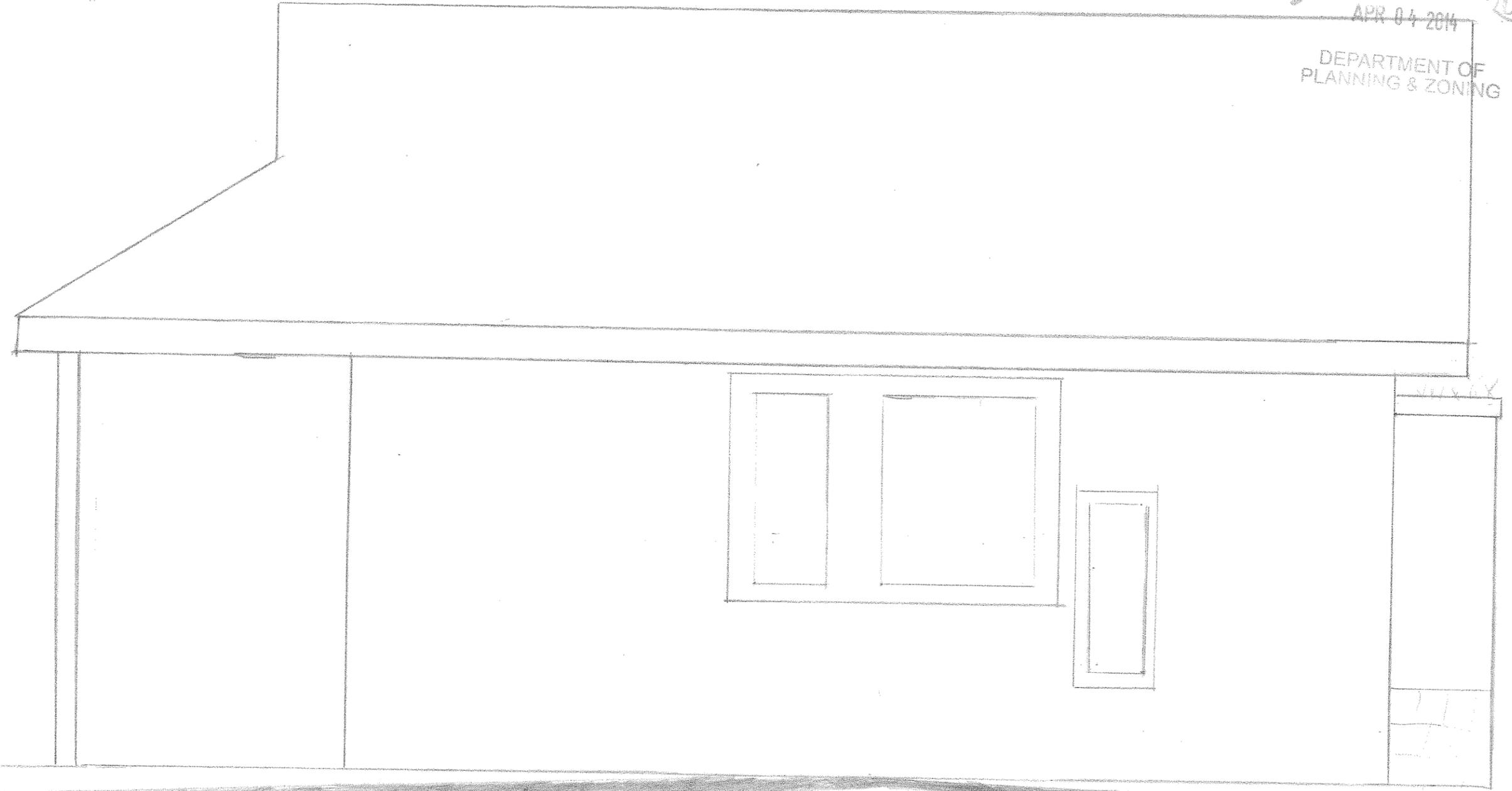


South

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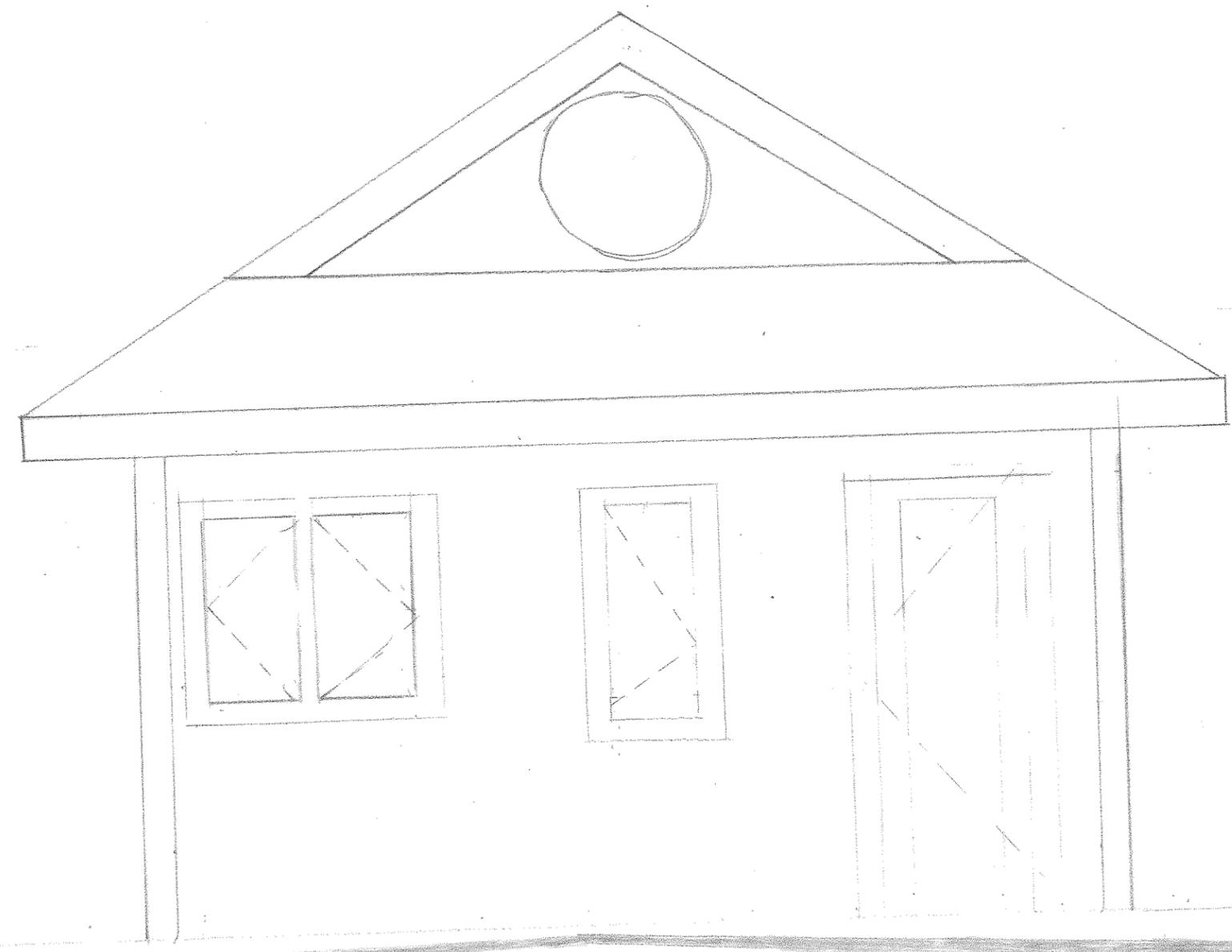


NORTH

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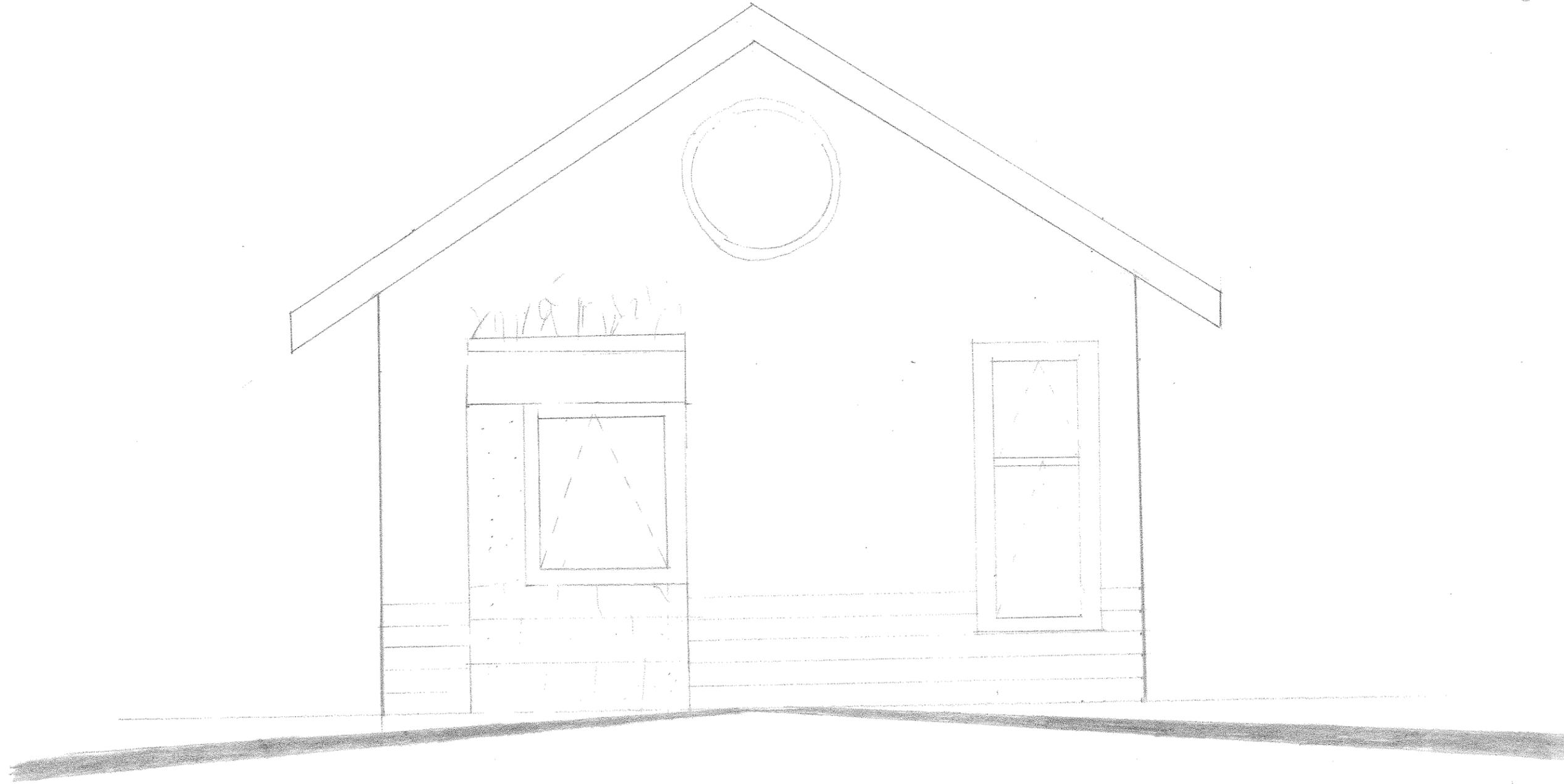


EAST

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WEST