

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL DOCUMENT  
TO:

Department of Recreation and Parks  
221 N. Figueroa Street, Suite 400  
Los Angeles, CA 90012

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

**COVENANT AND AGREEMENT REGARDING PARK AND RECREATIONAL FACILITIES  
(NON-PUBLIC)**

The undersigned, [insert], a \_\_\_\_\_ (“Owner”), hereby certifies that it is the owner of that certain real property located in the City of Los Angeles, County of Los Angeles, State of California, located at \_\_\_\_\_ and more particularly described in **Exhibit A** attached hereto and by this reference incorporated herein (the “Property”).

In consideration of Owner’s receipt of credits granted by the City of Los Angeles (“City”), acting by and through its Department of Recreation and Parks (“Department”), in the amount of \$ \_\_\_\_\_ (the “Non-Public Park Fees Credit”) toward the recreational and park impact fees otherwise required to be paid by Owner pursuant to Los Angeles Municipal Code Section 12.33 (the “Park Fees”) in connection with Owner’s residential development (Case Number: [insert]) (the “Project”), Owner hereby promises, covenants and agrees to and for the benefit of the City and the Department as follows:

1. Owner shall design, construct and install, at Owner’s sole cost, those certain non-public park and recreational facilities, amenities and areas, totaling approximately \_\_\_\_\_ square feet (collectively, the “Non-Public Park Facilities”), at the Property in accordance with the plans marked as \_\_\_\_\_ and the specifications set forth in the recreation credit cost estimate sheet marked as \_\_\_\_\_, each of which are attached hereto as **Exhibit B** and by this reference incorporated herein (collectively, the “Non-Public Park Plans”). Any changes to the Non-Public Park Plans shall require the prior written approval of the Department. Prior to the issuance of the Certificate of Occupancy for the first dwelling units of the Project, Owner must obtain written confirmation from the Department that the Non-Public Park Facilities have been installed at the Property in accordance with the Non-Public Park Plans.
2. Owner shall maintain, at Owner’s sole cost, the Non-Public Park Facilities in accordance with the operation and maintenance agreement attached hereto as **Exhibit C** and by this reference incorporated herein (the “Maintenance Agreement”). Any changes to the Maintenance Agreement shall require the prior written approval of the Department.
3. The use of the Non-Public Park Facilities shall be restricted to park and recreational purposes only.
4. The Non-Public Park Facilities shall be available and accessible for use by all of the residents of the Project and with no discrimination of access between the residents of the Project.

In the event that any of the foregoing covenants and agreements are not satisfied or are violated, the required Park Fees will become immediately due and payable and Owner shall pay an amount equal to

the Non-Public Park Fees Credit to the Department within thirty (30) days of receipt of a written demand from the Department.

This Covenant and Agreement Regarding Park and Recreational Facilities (Non-Public) (this "Covenant"), and all obligations, covenants and agreements set forth herein, shall run with the Property and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in full force and effect until the Los Angeles City Council approves the termination hereof. This Covenant is for the benefit of the City and the Department.

Owner hereby represents and warrants to City that (i) Owner is legally authorized (and has obtained all necessary consents, if any, from third parties such as consents from lienholders, if applicable) to enter into and record this Covenant, and (ii) this Covenant is duly authorized, executed and delivered by Owner and is a valid and enforceable obligation of Owner.

**OWNER'S NAME: (Print/Type)** \_\_\_\_\_

**SIGNATURE OF OWNER:**  
\_\_\_\_\_ (sign)

**SIGNATURES OF TWO OFFICERS REQUIRED FOR A CORPORATION**  
**SIGNATURES: 1.** \_\_\_\_\_ **2.** \_\_\_\_\_ (sign)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(Attach Additional Notary Acknowledgements As Necessary)

\*\*\*\*\*Space Below This Line For Department Internal Use\*\*\*\*\*

**Must be approved by the Department of Recreation & Parks prior to recording CASE NO.** \_\_\_\_\_  
**COND NO.** \_\_\_\_\_

**APPROVED BY** \_\_\_\_\_ **SIGNATURE** \_\_\_\_\_ **DATE:** \_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of \_\_\_\_\_)

On \_\_\_\_\_ before me, \_\_\_\_\_  
(insert name and title of the officer)

personally  
appeared \_\_\_\_\_  
, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

**Exhibit A**

Legal Description of Property

[see attached]

**DRAFT**

**Exhibit B**

Non-Public Park Plans

[see attached]

**DRAFT**

**Exhibit C**

Maintenance Agreement

[see attached]

**DRAFT**