

# Exhibit B



**Land Use Planning Division**  
1600 SE 190<sup>th</sup> Ave, Ste 116  
Portland OR 97233  
Ph: 503-988-3043 Fax: 503-988-3389  
multco.us/landuse

## Covenant - Notice of Zoning Compliance – Accessory Structure

I/We, \_\_\_\_\_ (print), as property owner(s) of \_\_\_\_\_ (address of property), also known as \_\_\_\_\_ (legal description of property) have applied to the County of Multnomah Planning Department (hereafter County) for authorization to (establish)(improve) an accessory structure on the above property. As part of proposed improvements, the property owners have included facilities which could potentially accommodate the use of the structure as a single family residence. The use of an accessory structure as a second dwelling is not permitted within this zone by the Multnomah County Land Use (Zoning) Code. This property legally contains only one single family residence.

In consideration of the mutual covenants contained herein and the granting by the County of permits to the owners or any of them, owners agree:

### To Maintain this Structure as an Accessory Structure.

The covenants herein are to run with the land, shall be binding on the current and future property owners and all parties and persons claiming through or under them, and may at any time be specifically enforced by the County unless an instrument executed by the County and property owners has been recorded agreeing to change these covenants in whole or in part,

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Signed \_\_\_\_\_ Signed \_\_\_\_\_

Owner

Co-Owner

State of Oregon )  
 ) ss.  
County of Multnomah )

State of Oregon )  
 ) ss.  
County of Multnomah )

On \_\_\_\_\_, 20\_\_\_\_, personally  
appeared the above name \_\_\_\_\_

On \_\_\_\_\_, 20\_\_\_\_, personally  
appeared \_\_\_\_\_  
who being duly sworn did say that is the  
\_\_\_\_\_ of \_\_\_\_\_

and acknowledged the foregoing instrument  
to be a voluntary act and deed.

and that said instrument was signed in behalf  
of said corporation by authority of its Board  
of Directors and he acknowledged said  
instrument to be a voluntary act and deed.

Before me:

Before me:

\_\_\_\_\_  
Notary Public of Oregon

\_\_\_\_\_  
Notary Public of Oregon

My commission expires: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Please See Reverse Side for Instructions

## **Instructions for Completion of Covenant**

1. This form may be used when a proposed improvement includes amenities which facilitate a prohibited use but which may be permitted because it can also be utilized for a permitted use. The purpose of this covenant is to give assurance that the use will continue as the one approved.
2. Applicant(s) must complete each detail of the form.
3. The form must be signed before a notary public by the deed owners and contract purchasers.
4. The signed and notarized covenant must be recorded by the applicant in the County Deed Records, 501 SE Hawthorne Blvd. Rm158, Portland. The County Recorder's phone number is 503-988-3034.
5. Prior to land use approval for a building permit, a copy of this covenant with the County Recording verification and plans must be filed with Multnomah County Planning.