

COVENANT EXHIBIT



LANDSCAPE PLAN EXHIBIT Tract and Parcel Maps (Chapter 1 Zoning)

EXHIBIT: _____

This form applies to properties subject to zoning established in Chapter 1 of the Los Angeles Municipal Code (LAMC). For more information on a property's applied zoning, visit zimas.lacity.org.

Prior to the issuance of a building permit or land use permit, the owner of the lot or lots shall execute and record a covenant and agreement in a form satisfactory to the Director of Planning. The covenant and agreement shall run with the land and be binding upon the owners, and any assignees, lessees, heirs, and successors of the owners. The City's right to enforce the covenant and agreement is in addition to any remedy provided by law.

The following statement shall appear on the landscape plan and be recorded as a Covenant and Agreement with the County Recorder ([CP-6770](#)), and on the first page of the landscape drawings:

“The subdivider shall record a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- a. *The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.*
- b. *Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners/property owner's association a Certificate of Substantial Completion ([CP-7813](#)) (LAMC Section 12.40 G. of Chapter 1).*
- c. *The developer/builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.*
- d. *The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days landscape and irrigation installation.”*