

ORDINANCE NO. 2029

AN ORDINANCE OF THE CITY OF CHULA VISTA AMENDING SECTION 18.44.010 OF CHAPTER 18.44 OF THE CHULA VISTA MUNICIPAL CODE, ALL RELATING TO THE ENFORCEMENT OF CONDITIONS, COVENANTS AND RESTRICTIONS

The City Council of the City of Chula Vista does hereby ordain as follows:

SECTION I: That Section 18.44.010 of Chapter 18.44 of the Chula Vista Municipal Code be, and the same is hereby amended to read as follows:

Sec. 18.44.010 Declaration Required - Contents -
Scope of Applicability.

A. **Purpose and Intent.** It is the purpose of the City Council in adopting the requirements contained in this section to provide and insure an alternate method of enforcement of certain maintenance requirements and other police power regulations imposed upon planned unit developments, condominiums or other subdivisions wherein a homeowners association has been established. It is the intent of the Council to limit their enforcement role to such areas of public concern and to leave all issues of a private nature to the enforcement procedures provided to the owners of units within such subdivisions.

B. **Requirement for City's Enforcement Rights.** The subdivider of any planned unit development or condominium subdivision shall be required to file with the City a declaration of conditions, covenants and restrictions naming the City as a party to such declaration and authorizing the City to enforce the terms and conditions of said declaration insofar as said enforcement applies to areas of public concern such as, but not limited to, the maintenance of open spaces and common areas and the adherence to other ordinance regulations of the City of Chula Vista. The subdivider of any subdivision may file a similar declaration. Said declaration shall be subject to the approval of the City Council concurrent with the approval of the final map of the subdivision. Said requirement shall also be applicable to any multiple dwelling unit projects converted to such form of ownership.

SECTION II: This ordinance shall take effect and be in full force on the thirty-first day from and after its adoption.

Presented and Approved as to form by



George D. Lindberg, City Attorney

FIRST READ AT A REGULAR MEETING OF THE CITY COUNCIL OF THE
TY OF CHULA VISTA, CALIFORNIA, HELD March 15, 1983, AND
FINALLY PASSED AND ADOPTED AT A REGULAR MEETING THEREOF HELD March 22,
1983, BY THE FOLLOWING VOTE, TO-WIT:

AYES: Councilmen : Moore, McCandliss, Scott, Cox, Malcolm
None
NAYES: Councilmen : _____
None
ABSTAIN: Councilmen : _____
None
ABSENT: Councilmen : _____

Gregory R. Cox
Mayor of the City of Chula Vista

ATTEST Jennie M. Fulasz
City Clerk

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) ss.
CITY OF CHULA VISTA)

I, JENNIE M. FULASZ, CMC, CITY CLERK of the City of Chula Vista, California,
DO HEREBY CERTIFY that the above and foregoing is a full, true and correct copy of
ORDINANCE NO. 2029, and that the same has not been amended or repealed.

DATED _____

(seal)

City Clerk