



PLANNING & DEVELOPMENT
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ACCESSORY DWELLING UNIT DEED RESTRICTION (Built after May 1, 2017)

I/We _____ Owner(s) of the real property located in the Town of Gypsum, County of Eagle, State of Colorado, known as:

_____ Gypsum, CO 81637 (the "Property").
Street Address *Lot Number*

Owner(s) currently reside at:

_____, _____, _____, _____
Street Address *City* *State* *Zip*

Owners covenant and agree that:

1. The approved accessory dwelling unit on the Property, which has been authorized as an "Accessory Dwelling Unit" pursuant to the provisions of the Town of Gypsum Municipal Code, shall not be sold separately from the principle dwelling unit, nor shall the lot on which it is situated be subdivided unless such subdivision is authorized in accordance with all provisions of Titles 17 and 18 of the Town of Gypsum Municipal Code;
2. The Accessory Dwelling Unit shall be restricted to the approved size;
3. Any violation of the deed restriction may result in the imposition of sanctions under the Town of Gypsum Municipal Code;
4. The deed restrictions shall lapse upon either the removal of the Accessory Dwelling Unit from the Property or by consent of the Town of Gypsum. To effect this intent, and upon verification of such removal, the Town shall issue, recordable, appropriate documentation releasing such restrictions;
5. The deed restriction runs with the Owner(s) of the Property as identified above and any new owners shall apply for transfer of this deed restriction;
6. This Deed Restriction may be recorded with the Eagle County, Colorado Clerk and Recorder;
7. The Certificate of Occupancy for the Accessory Dwelling Unit shall be in effect only so long as either the principal dwelling unit, or the Accessory Dwelling Unit, is occupied by the owner(s) of record of the Property.

Owner Signature: _____ Date: _____

Owner Printed Name: _____

Owner Signature: _____ Date: _____

Owner Printed Name: _____

STATE OF COLORADO)
ss.
COUNTY OF _____)

Acknowledged before me this ____ day of _____, 20____, by _____

Witness my hand and official seal.

My commission expires: _____

Notary Public

Deed Restriction approved by:

Lana Gallegos, Senior Planner – Town of Gypsum