
****DECLARATION OF COVENANT****REGARDING ACCESSORY DWELLING UNIT****

This Declaration of Covenant ("Declaration") is made this ____ day of _____, **2026**, by _____ ("Owner"), whether one or more.

1. Property

Owner is the owner of record of the real property located in unincorporated Pueblo County, Colorado, commonly known as:

Property Address: _____

Legal Description: See Exhibit A attached hereto and incorporated herein ("Property").

2. Purpose

This Declaration is recorded to satisfy the requirements of the Pueblo County Unified Development Code related to the approval of an accessory dwelling unit ("ADU") on the Property.

3. Covenant

An accessory dwelling unit located on the Property is accessory to the principal dwelling unit and shall not be sold, conveyed, or transferred separately from the principal dwelling unit.

4. Subdivision Exception

This covenant shall remain in effect unless and until the Property is legally subdivided in full compliance with the Pueblo County Unified Development Code and all applicable state and local laws, and such subdivision is duly approved and recorded.

5. Running with the Land

This Declaration shall run with the land and shall be binding upon the Owner, and the Owner's heirs, successors, and assigns.

6. Release of Covenant

This Declaration may be released only upon:

- (a) approval and recording of a lawful subdivision creating separate legal lots for the principal dwelling unit and the ADU; or

- (b) removal of the ADU and written confirmation by Pueblo County.

Any release of this Declaration shall be recorded with the Pueblo County Clerk and Recorder.

7. Governing Law

This Declaration shall be governed by and construed in accordance with the laws of the State of Colorado.

OWNER(S):

Signature

Printed Name

Signature (if applicable)

Printed Name

STATE OF COLORADO)

) ss.

COUNTY OF PUEBLO)

The foregoing instrument was acknowledged before me this ____ day of _____, **20**, by _____.

Witness my hand and official seal.

(SEAL)

Notary Public

My commission expires: _____

EXHIBIT A**LEGAL DESCRIPTION**

[Insert full legal description of the Property]