Recorded at the request: _____________________________________________________________

and mailed to: Applicants Name

Los Angeles County
Environmental Health
Land Use Program
5050 Commerce Drive
Baldwin Park, Ca 91706

COVENANT AND AGREEMENT
REGARDING NON-CONVENTIONAL ONSITE WASTEWATER TREATMENT SYSTEM
AND THE USE AND TRANSFER OF OWNERSHIP OF PROPERTY
SUBJECT TO THIS COVENANT AND AGREEMENT

WHEREAS the undersigned property owner(s) (hereinafter referred to as OWNER) owns that certain real property described below (hereinafter referred to as PROPERTY), which is served, or shall be served, by a Non-Conventional Onsite Wastewater Treatment System constructed and installed pursuant to the County of Los Angeles Uniform Plumbing Code and Health and Safety Code; and

WHEREAS, OWNER represents that they are the sole owners of the PROPERTY, being situated in the County of Los Angeles, State of California, and described as follows:

Legal Description of PROPERTY:

( if lengthy, include as EXHIBIT “A”)

Street location/Location of PROPERTY:

NOW THEREFORE, the undersigned OWNER, in consideration for constructing the Non-Conventional Onsite Wastewater Treatment System and/or occupying dwelling(s) on PROPERTY, does hereby promise, covenant and agree to comply with at all times all applicable federal, state, and local laws and requirements regarding the construction, operation, repair and maintenance of a Non-Conventional Onsite Wastewater Treatment System approved by the County for the PROPERTY, and that the OWNER shall at all times maintain in force a legally valid and binding maintenance and monitoring agreement with an approved servicing company covering such system, and shall provide upon request all maintenance and monitoring information to the County of Los Angeles Department of Public Health or its successor agency (County Health). Said agreement shall include computer monitoring and annual testing required by County Health of the efficiency and effectiveness of the system, including effluent testing as may be applicable. Said testing shall be to ensure the continued ability of the system to meet applicable federal, state, and local laws and requirements, including secondary waste discharge standards. Should the system not be in compliance with said laws and requirements, OWNER shall ensure that maintenance and/or repair is performed on the system, and the system shall be subject to re-testing. If following maintenance and repair, the system is still unable to meet applicable laws and requirements, the system shall be replaced with a new Non-Conventional Onsite Wastewater Treatment System upon approval by County Health. A copy of the maintenance and monitoring agreement shall be filed with County Health. Upon a material change in the maintenance
agreement or a change of the approved servicing company, OWNER shall file the new or replacement maintenance and monitoring agreement with County Health within 30 days of said change.

The County is hereby granted easement rights to inspect the Non-Conventional Onsite Wastewater Treatment System, with reasonable notice to OWNER absent an emergency, to insure compliance with the Covenant and Agreement.

Upon approval of the Non-Conventional Onsite Wastewater Treatment System for the PROPERTY, OWNER shall have this document recorded with the Los Angeles County Recorder’s Office against the title of the PROPERTY.

This COVENANT AND AGREEMENT, as well as the appurtenant easement for access as set forth above, shall run with the land and shall be binding upon all future owner, heirs, successors, and assigns of the PROPERTY.

This COVENANT AND AGREEMENT shall only be terminated by a RELEASE OF COVENANT AND AGREEMENT duly executed by an authorized agent of the County of Los Angeles, Division of Environmental Health, or its successor agency; said RELEASE shall not be effective until recorded in the County of Los Angeles Recorder’s Office.

Dated this_______ day of_________________[month], ______ [year]

____________________          __________________________________
Print Name                                Signature

____________________          __________________________________
Print Name                                Signature

____________________          __________________________________
Print Name                                Signature

____________________          __________________________________
Print Name                                Signature

HOA.1184282.3Revised 07/30/15