

Recorded at the request of and mail to:

(Name)

(Address)

Date of Recording:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**COVENANT AND AGREEMENT
REGARDING MAINTENANCE OF ON-SITE DIGITAL SIGNS**

(Pre-printed text shall not be changed except when done by an authorized Building and Safety employee.)

The undersigned hereby certify that we are the owners of the hereinafter legally described real property located in the City of Los Angeles, State of California and described herein.

LEGAL DESCRIPTION: _____
as recorded in Book _____, Page _____, Records of Los Angeles County, which property is located and known as **(ADDRESS):**

and in consideration of the City of Los Angeles allowing the issuance of a permit for an on-site Digital/Electronic Display Sign, referencing permit application number, _____, which is located on said property as shown on the attached plot plan (page 3), we do hereby covenant and agree to and with said City to abide by all conditions set forth under the attachment I, page 2 of this document, regarding Sign Regulations of the Los Angeles Municipal Code.

This Covenant and agreement shall run with all of the above described land and shall be binding upon ourselves, and future owners, encumbrances, their successors, heirs or assignees and shall continue in effect until released by the authority of the Superintendent of Building of the City of Los Angeles upon submittal of request, applicable fees and evidence that this Covenant and agreement is no longer required by law.

CARTOGRAPHER'S USE ONLY	Owner's Name(s) _____ (Please type or print) _____ (Please type or print)
	Signature of Owner(s) _____ (sign)
	Two Officers' Signatures Required for Corporations _____ (sign)
	Name of Corporation _____
	Dated this _____ day of _____ 20____

**SIGNATURES MUST BE NOTARIZED
(Notary acknowledgement must be attached)**

FOR DEPARTMENT USE ONLY:

MUST BE APPROVED BY Dept. of Building & Safety prior to recording.

Covenant for City Department _____
To be completed for City-owned property only.

APPROVED BY _____ Date _____

ATTACHMENT I

CONDITIONS

1. We(I) as the owner(s) of the property agree to include as a term in any lease for the sign on our(my) property that the sign is limited to the display of on-site and/or non-commercial messages.
2. We(I) acknowledge and understand the definitions of on-site sign and off-site sign per Los Angeles Municipal Code (LAMC) Section 14.4.2, as follows:

Off-site sign - *A sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution or any other commercial message, which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where the sign is located.*

On-site sign - *A sign that is other than an off-site sign.*

3. With the understanding of the definition of on-site sign and off-site sign, we(I) will maintain and use the proposed sign as an **on-site** sign.
4. **We(I) agree that this sign will meet all the following conditions:**
 - a. The proposed display shall comply with the requirements of LAMC Sections 14.4.4.B.3 regarding flashing, mechanical and strobe lights and 14.4.4.B.8 regarding use of human beings, live animals, animated figures motion pictures or slide projectors for "Prohibited Signs".
 - b. The display message and colors of each image in the display will not change at a rate faster than one (1) message every eight (8) seconds.
 - c. Each display shall be static (i.e., no motion).
 - d. The intensity of illumination of each display shall be constant. The light intensity shall not be greater than 3 foot-candles above ambient lighting, as measured at the property line of nearest residentially zoned property. A test by a Los Angeles City Licensed Testing Agency will be conducted to verify light intensity not greater than 3 foot-candles ambient lighting after sunset measuring at the property line of the nearest residential property prior to final inspection approval. (LAMC Section 14.4.4.E)
 - e. We(I) are(am) aware that a violation of any of the above conditions will subject the responsible parties to any penalties as may be provided for in the Los Angeles Municipal Code or any state or federal law.

ATTACHMENT II

PLOT PLAN

PLOT PLAN (shall show type of sign, size, location, and orientation):