

WHEN RECORDED MAIL TO:

City Clerk
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

Project: 1503 Heather Lane
Riverside, CA 92504
APN: 245-060-022

DOC # 2007--0377753

06/08/2007 08:00A Fee: 22.00

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Recorded in Official Records

County of Riverside

Larry W Ward

Assessor, County Clerk & Recorder



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COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS

(SINGLE FAMILY DWELLING RESTRICTION)

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 20th day of May, 2007, by LINDEN STEVENS, a single man and DINA RINCON, a single woman, as joint tenants, (collectively "Declarants"), with reference to the following facts:

A. Declarants are the fee owner of the real property (the "Property") situated in the City of Riverside, County of Riverside, State of California, described as follows:

See Exhibit "A"

B. The Property, known as 1503 Heather Lane, Riverside, California, is in the Rural Agricultural ("RA-5") Zone and is developed with a single-family residence.

C. Declarants propose to construct an approximately 600 s.f. accessory living quarters (guest house), consisting of a living room, a bedroom, a nook, and a bathroom.

D. "Accessory Living Quarters" is defined by Title 19 of the Riverside Municipal Code ("Zoning Code") Section 19.04.020 to mean living quarters within an accessory building located on the same premises with the main building, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling.

E. As a condition for the issuance of a building permit for the Property, the City of Riverside ("City") is requiring Declarants to execute and record this Covenant and Agreement and Declaration of Restrictions ("Covenant") which places certain restrictions on the accessory living quarters to ensure the single-family residential use of the property. Declarants desire to restrict the use of the Property to single-family residential and to put future owners on notice of the prohibition on the attached accessory living quarters from being rented or considered as a separate dwelling unit, prohibiting installation or maintenance of any kitchen facilities in the

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accessory living quarters, and prohibiting the use of the accessory living quarters for commercial or business activity not authorized by Title 19 of the Riverside Municipal Code.

NOW THEREFORE, for the purposes of complying with the conditions imposed by the City for the issuance of a building permit, and restricting the use of the Property to single-family residential, Declarants hereby covenant and agree with the City that the following restrictions shall apply to the Property:

1. The single-family residence and the accessory living quarters shall be used as one dwelling unit.
2. Neither building shall be used as a separate dwelling unit or separate living quarters from the other.
3. No kitchen facilities shall be permitted, maintained, or installed in the accessory living quarters.
4. Neither the attached accessory living quarters nor the main residence shall be sold, rented, or leased separately from the other building.
5. Except as otherwise permitted by the provisions of Title 19 of the Riverside Municipal Code, no commercial or business activity shall be conducted on the Property.
6. The on-site covered parking required by Title 19 of the Riverside Municipal Code shall be maintained at all times.

The terms of this Covenant may be enforced by the City, its successors or assigns. Should the City bring an action to enforce the terms of this Covenant, the prevailing party shall be entitled to reasonable attorney's fees, expert witness fees, and reasonable costs of suit.

This Covenant shall run with the land and each and all of its terms shall be binding upon Declarants, their heirs, successors and assigns, and shall continue in effect until such time as released by the Planning Director of the City of Riverside, California, by a writing duly recorded.

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(Signatures on following Page)



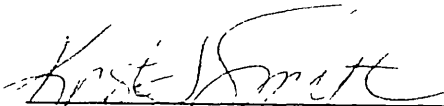
IN WITNESS WHEREOF, Declarants have caused this Covenant and Agreement to be executed as of the day and year first written above.

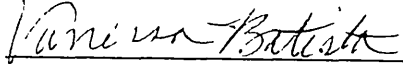

LINDEN STEVENS


DINA RINCON

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:


Kristi J. Smith
Supervising Deputy City Attorney


Vanessa Batista
Planning Department

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EXHIBIT "A"

Legal Description

Parcel 1, inclusive, and Lettered Lots "A" and "B", inclusive, of Parcel Map No. 31187, in the City of Riverside, County of Riverside, State of California, as per map filed in Book 217, Pages 53 through 56, inclusive, of Parcel Maps, in the Office of the County Recorder of said County.

DESCRIPTION APPROVAL



MARK S. BROWN
CITY SURVEYOR

2/23/31
DATE



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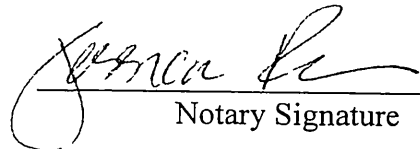
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STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On May 20th, 2007, before me, Jessica Rincon, the undersigned, a notary public in and for said State, personally appeared Linden Stevens personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that by ~~his/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.





Notary Signature

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STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On May, 2007, before me, Jessica Rincon, the undersigned, a notary public in and for said State, personally appeared Dina Rincon personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(x) whose name(x) (is) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(x), or the entity upon behalf of which the person(x) acted, executed the instrument.

WITNESS my hand and official seal.



Jessica Rincon
Notary Signature



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