

WHEN RECORDED MAIL TO:

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

Project: 3687 Harrison  
Riverside, CA 92503  
APN: 234-080-018

DOC # 2007-0521355

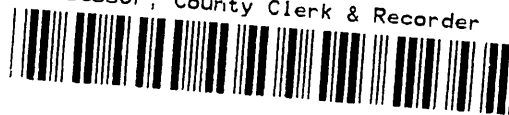
08/13/2007 08:00A Fee:22.00

Page 1 of 6

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

(SECOND DWELLING UNIT RESTRICTION)

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513

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 30<sup>th</sup> day of July, 2007, by **VIOLETA COMPANY L.L.C., a California Limited Liability Company**, whose members are In Zon Chung and Tony Chia ("Declarant") with reference to the following facts.

A. Declarant is the record owners of the real property (the "Property") situated in the City of Riverside, County of Riverside, State of California, described as follows:

Lot 11 and the Southeasterly Rectangular 10 feet of Lot 10 of Harrison park Tract as shown by Map on file in Book 6, Page(s) 44, of Maps, Records of Riverside County, California.

B. The Property, known as 3687 Harrison Street, Riverside, California, is in the R-1-65 (Single Family Residential) Zone.

C. Declarant has applied to the City of Riverside for a building permit for a second dwelling unit on the Property.

D. A second dwelling unit is permitted under Section 19.10.020 (O) of the Riverside Municipal Code ("Zoning Code"), subject to the recording of a covenant restricting the use of the property and the second dwelling unit, to ensure the Property maintains its residential character.

DESCRIPTION APPROVAL

BY: [Signature] 12/19/2006

DATE

1

FOR: MARK S. BROWN  
CITY SURVEYOR

CIA 1014

E. Declarant desires to restrict the use of the Property to residential and to put future owners on notice of the prohibition on the second dwelling unit as set forth by Section 19.10.020 (O) of the Riverside Municipal Code.

NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City for the granting of building permits, Declarant hereby covenants and agrees with the City that the following restrictions shall apply to the Property:

1. The single-family residence and the second dwelling unit shall not be sold or encumbered separately, but shall remain as an integrated unit.

2. Either the single-family residence or the secondary dwelling unit shall be occupied by either In Zon Chung or Tony Chia at all times.

3. If the single-family residence or the second dwelling unit is not occupied by In Zon Chung or Tony Chia for any period longer than thirty (30) days, one of the two dwelling units will be required to be converted to accessory living quarters or a guest house and the kitchen facilities shall be removed.

4. 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.

5. 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 attorneys' 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 Declarant, it's heirs, successors and assigns, and shall continue in effect until such time as released by the Planning Director of the City of Riverside, or his/her designee, by a writing duly recorded.

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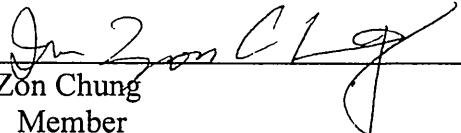
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IN WITNESS WHEREOF, Declarant has caused this Covenant and Agreement to be executed as of the day and year first written above.

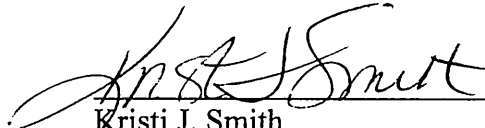
VIOLETA COMPANY, LLC

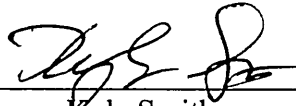
  
\_\_\_\_\_  
In Zon Chung  
Its: Member

  
\_\_\_\_\_  
Tony Chia  
Its: Member

APPROVED AS TO FORM

APPROVED AS TO CONTENT

  
\_\_\_\_\_  
Kristi J. Smith  
Supv. Deputy City Attorney  
Riverside

  
\_\_\_\_\_  
Name: Kyle Smith  
Planning Division  
Riverside

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CA 06-2580  
12/04/06





STATE OF CALIFORNIA )SS  
COUNTY OF Los Angeles )

On July 30, 2007 before me, Mary Quan, a Notary public  
personally appeared In Zon Chung and Tony Chia,

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

Signature \_\_\_\_\_



This area for official notarial seal.

Document Date: \_

STATE OF CALIFORNIA )SS  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_  
personally appeared \_\_\_\_\_,

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

Signature \_\_\_\_\_

This area for official notarial seal

Document Date: \_

STATE OF CALIFORNIA )SS  
COUNTY OF \_\_\_\_\_ )

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Signature \_\_\_\_\_

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CIA 1014