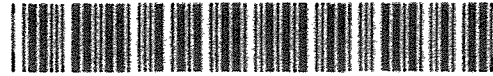


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 08/02/2010 08:00A Fee:27.00
 Page 1 of 5
 Recorded in Official Records
 County of Riverside
 Larry W. Ward
 Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

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

Project: 8468 Williamsburg Place
 Riverside, California
 APN: 238-271-049

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FOR RECORDER'S OFFICE USE ONLY

COVENANT AND AGREEMENT
 AND DECLARATION OF RESTRICTIONS

42

(SINGLE FAMILY DWELLING RESTRICTION)

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 23rd day of June, 2010, by JUAN CANCHOLA and RHINA MENDEZ CANCHOLA, ("Declarants"), with reference to the following facts:

A. Declarants are the fee owners 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 8468 Williamsburg Place, Riverside, California, is in the Single Family Residential ("R-1-7000") Zone and is developed with a single-family residence.

C. Declarants propose to convert an existing garage into a 441 square-foot accessory dwelling unit with a separate entrance, consisting of a living room, bedroom, bathroom, and laundry room.

D. "Accessory Dwelling Unit" is defined by Title 19 of the Riverside Municipal Code ("Zoning Code") Chapter 19.910 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 dwelling unit 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 dwelling unit from being rented or considered as a

C/A 1115

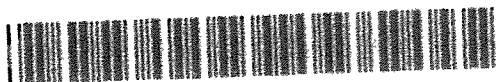
separate dwelling unit, prohibiting installation or maintenance of any kitchen facilities in the accessory dwelling unit, and prohibiting the use of the accessory dwelling unit for commercial or business activity not authorized by Title 19 of the Riverside Municipal Code.

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:

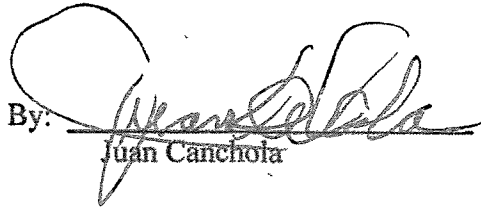
1. The single-family residence and the accessory dwelling unit shall be used as one dwelling unit.
2. Neither building shall be used as a separate dwelling unit or separate living quarters from the other.
3. No kitchen facilities shall be permitted, maintained, or installed in the accessory dwelling unit.
4. Neither the attached accessory dwelling unit 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 Director of the Planning Division of the City of Riverside, California, by a writing duly recorded.




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

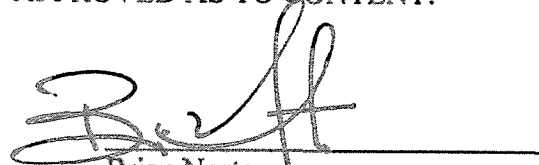
By: 
Juan Canchoia

By: 
Rhina Mendez Canchoia

APPROVED AS TO FORM:


Kristi J. Smith
Supv. Deputy City Attorney

APPROVED AS TO CONTENT:


Brian Norton
Planning Division

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CA: 10-1350



ACKNOWLEDGMENT

State of California
County of RIVERSIDE

On June 23rd ²⁰¹⁰ before me, CARLOS F. PEIRANO / NOTARY PUBLIC
(here insert name and title of the officer)

personally appeared JUAN DELA CRUZ CANCHOLA & RAHINA YELANBA MENDOZA
CANCHOLA

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)

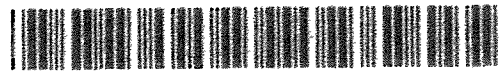
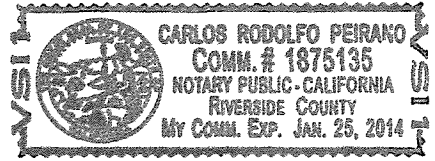


EXHIBIT "A"

LEGAL DESCRIPTION

LOT 16 OF TRACT NO. 8726 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 93, PAGES(S) 62 AND 63
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DESCRIPTION APPROVAL


MARK S. BROWN
CITY SURVEYOR

7/21/2010
DATE



2010-0360740
08/02/2010 09 00A
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C/A 1115