

Recording Requested By

First American Title Company

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:
HOUSING AUTHORITY OF THE
CITY OF RIVERSIDE
3900 Main Street, 5th Floor
Riverside, CA 92522
Attn: Housing Manager

Project: Targets of Opportunity Program
APN: 187-070-045

307981-4

DOC # 2011-0134082

03/25/2011 04:37P Fee:NC

Page 1 of 11

Recorded in Official Records
County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			11						
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM
(S) NCHG					T:	CTY	UNI	039	

AGREEMENT AND COVENANTS, CONDITIONS AND RESTRICTIONS
AFFECTING REAL PROPERTY INCLUDING
RESALE RESTRICTION, AFFORDABILITY EXIT FEE AND RIGHT OF FIRST REFUSAL,
AND OWNER OCCUPANCY REQUIREMENTS



THIS AGREEMENT AND COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING REAL PROPERTY INCLUDING RESALE RESTRICTION, AFFORDABILITY EXIT FEE, RIGHT OF FIRST REFUSAL AND OWNER OCCUPANCY REQUIREMENTS ("CCR's") is entered into this 1 day of February 2011 (the "Effective Date"), by and between the HOUSING AUTHORITY OF THE CITY OF RIVERSIDE, a public body, corporate and politic, ("Housing Authority") and Hector Rangel, as a Single Man ("Owners"), with reference to the following facts:

RECITALS

WHEREAS, the Redevelopment Agency of the City of Riverside ("Agency") has approved the Targets of Opportunity Program ("TOO Program"), for the purpose of facilitating the redevelopment of abandoned and foreclosed homes and residential properties to provide decent, safe, sanitary, and affordable housing for low or moderate income households in the City of Riverside ("City"); and

WHEREAS, the TOO Program is funded with money from the Agency's low income and moderate income housing set aside funds as described in Health and Safety Code § 33334.2 ("Fund"); and

WHEREAS, the Agency has delegated certain powers to the Housing Authority to administer and implement the TOO Program; and

WHEREAS, to promote the goal of affordable home ownership, the Housing Authority will sell rehabilitated single-family homes to qualified low and moderate income households; and

WHEREAS, the Owners are the initial owners of the certain real property known as 4767 Elderwood Court, Riverside, CA 92501 (the "Property"), which is described on Exhibit "A" attached hereto and incorporated herein by reference, and recently rehabilitated through the TOO Program; and

WHEREAS, the Housing Authority and the Owners have agreed to impose certain continuing obligations related to and on the Property; and

WHEREAS, the Owners agree for themselves, their successors and assigns, that the Property is to remain an owner-occupied residence for a period of fifty-five (55) years following the Effective Date; and

WHEREAS, the Housing Authority has an interest in insuring that the Property funded by the Program is properly maintained and remains attractive.

NOW, THEREFORE, in consideration of the promises contained below and other good and sufficient consideration, the receipt of which is hereby acknowledged, the Housing Authority and the Owners agree that the Property against which these CCR's are recorded shall be held, sold and conveyed subject to the following covenants, conditions and restrictions.

1. Housing Authority of the City of Riverside Supports Affordable Housing. The Housing Authority supports Affordable Housing for low and moderate income residents within the City as set forth in regulations published by the California Development of Housing and Community Development pursuant to Health and Safety Code § 50093.

2. Definitions. For purposes of this Agreement, the following definitions shall apply:

(a) Low and Moderate Income: "Persons and families of low or moderate income" shall have the same meaning as set forth in Health and Safety Code § 50093, as that section is amended or substituted.

(b) Very Low Income: "Very low income households" shall have the same meaning as set forth in the Health and Safety Code § 50105, as that section is amended or substituted.

(c) Eligible Household: A household whose annual income does not exceed one hundred twenty percent (120%) of area median income for Riverside County, adjusted for family size.

(d) Affordable Housing Cost: Means no more than thirty-five percent (35%) of Annual Income. For purposes of determining Affordable Housing Cost, an estimate of the following housing costs for the upcoming twelve (12) months shall be included: i) principal and interest payments on the mortgage loan, including rehabilitation loans; ii) mortgage loan insurance fess; iii) property taxes and assessments; iv) fire and casualty insurance; and v) homeowner association fees.

(e) Owners: Means the current owners of the Property who have acquired the same from the Housing Authority and any subsequent purchaser, successor, assigns or heirs.

(f) Initial Equity: Means the difference between the Fair Market Value of the Property as determined by an FHA-style appraisal which for this Property appraised at \$295,000.00, and the final sales price amount of \$221,000.00, paid by the initial owners. As such, the initial equity for the Property is \$74,000.00.

3. Term; Affordability Period. The term and affordability period for these CCR's shall be effective for a period of fifty-five (55) years (the "Affordability Period") following the Effective Date.

4. Disclosure Requirements. Prior to the execution of a purchase and sale agreement between the Owner and any subsequent purchaser of the Property, and prior to the execution of a purchase and sale agreement between any subsequent owner of the Property and any subsequent purchasers, the then current Owners or its successor, or its assigns (as may be applicable) shall disclose, in writing, to each purchaser the fact that the Property is burdened by these certain "Covenants, Conditions and Restrictions Affecting Real Property Including Resale Restriction, Affordability Exit Fee, Right of First Refusal and Owner Occupancy Requirements" and that the requirements stated in these CCR's will remain in effect for the term described in Section 3.

5. Resale Restriction. Subject to the Housing Authority's Right of First Refusal and the Affordability Exit Fee provision described in Paragraph 7 below, the Property may be sold by the Owners during the Affordability Period only to an Eligible Household at an Affordable Housing Cost.

6. Owner - Occupancy. Owners hereby agree that Owners will occupy the Property as Owner's primary residence for a period of fifty-five (55) years following the Effective Date. Owner's attempt to rent or actual rental of the Property for any purpose during the fifty-five (55) year period of restriction shall be a material breach of these CCR's and shall entitle Housing Authority to exercise all available legal and equitable remedies.

It is expressly understood, acknowledged, and covenanted by the Owners for itself, its successors and assigns, that the Property or any part thereof shall only be used and maintained for owner-occupied Single Family Residence. Therefore, the Owners, its successor or its assigns, shall not rent, lease, or sublease the Property (including any improvement or fixture thereto), or otherwise transfer or attempt to transfer a tenancy or leasehold interest in the Property (including any improvement or fixture thereto) or any part thereof.

Housing Authority and Owners acknowledge that this owner-occupancy covenant is a condition to and consideration for Owners eligibility for the TOO Program. In administering the TOO Program, the Housing Authority is implementing the objective of increasing the ratio of decent, safe and sanitary owner-occupied single-family residences to rental property throughout the City. In furtherance of this public use and purpose, Owners for itself and its successors and assigns, also agree not to rent, lease, license or otherwise permit a non-owner of the Property to take

possession and control thereof. Owners and its successors in interest agree and consent that this owner-occupancy restriction may be enforced by the Agency through specific performance.

7. Affordability Exit Fee. If Owners elect to: i) sell the Property to a subsequent purchaser that does not qualify as an Eligible Household and/or at a Sales Price that exceeds Affordable Housing Cost (an "Ineligible Sale"); or ii) refinance any liens on the Property, the Owners shall pay to the Agency a percentage of the Initial Equity, as set forth in Paragraph 2(f) of these CCR's, and determined in accordance with the following schedule:

- (i) Between years 0 through 10, 100% of the Initial Equity shall be due to the Housing Authority in the event of an Ineligible Sale;
- (ii) Between years 11 through 20, 80% of the Initial Equity shall be due to the Housing Authority in the event of an Ineligible Sale;
- (iii) Between years 21 through 30, 60% of the Initial Equity shall be due to the Housing Authority in the event of an Ineligible Sale;
- (iv) Between years 31 through 40, 40% of the Initial Equity shall be due to the Housing Authority in the event of an Ineligible Sale;
- (v) Between years 41 through 50, 20% of the Initial Equity shall be due to the Housing Authority in the event of an Ineligible Sale;
- (vi) Between years 51 through 55, 10% of the Initial Equity shall be due to the Housing Authority in the event of an Ineligible Sale; and
- (vii) No Affordability Exit Fee shall be due upon any sale occurring after the expiration of the Affordability Period.

8. Housing Authority Right of First Refusal. During the Affordability Period, the Housing Authority shall have the right of first refusal if Owners, its successor, or its assigns, elect to sell the Property regardless of whether the sale is to an Eligible Household.

9. Sale to Eligible Household at Affordable Housing Cost. If the Property is sold by the Owners during the Affordability Period to a Buyer who is an Eligible Household and the Sale Price does not exceed an Affordable Housing Cost, then no Affordability Exit Fee is due to the Housing Authority upon such sale, but any outstanding loans due to and/or liens in favor of the Housing Authority are still due and payable.

10. Monitoring by the Housing Authority. On or about July 1st, of each calendar year, the Housing Authority will mail a form to the record owner of the Property to confirm that the Property is owner occupied. The Owners of the Property shall complete the form and return it to the Housing Authority within thirty (30) calendar days after receipt of the request from the Housing Authority.

11. Binding on the Successors in Interest. The Owners hereby covenant and agree that their heirs, successors and assigns, and every successor in interest to the Property, or any part thereof, shall comply with each and every term, covenant, condition and restriction contained herein. These CCR's shall run with the land, any other provision of law notwithstanding, and shall be enforceable by the Housing Authority in an action for specific performance against the Owners and their successors and assigns.

12. Maintenance of Property.

(a) The Owners agree, for itself, its successors and assigns, that they shall maintain the Property, dwelling unit, improvements, landscaping and fixtures in good repair and shall keep the Property free from any accumulation of debris or waste materials, consistent with the customary practice and so as not to create a nuisance, or violate any provision of the City of Riverside Municipal Code.

(b) All exterior painted surfaces shall be maintained at all times in a clean and presentable manner, free from chipping, cracking and defacing marks. Any such defacing marks shall be cleaned or removed within the time as set forth in subparagraph (d) below.

(c) The Owners shall at all times maintain the front exterior, visible side exteriors and yard in a clean, safe and presentable manner, free from defacing marks or any disrepair. The Owners shall maintain and/or repair the front exterior or rear or visible side yard and exterior of the dwelling unit.

(d) All graffiti and defacement of any type, including marks, words and pictures, must be removed and any necessary painting or repair completed within one (1) week of their creation or within one (1) week after notice to Owners.

(e) All driveways must be paved and maintained with impervious material in accordance with the City of Riverside Municipal Code.

13. Remedies for Breach. Upon breach of any of these CCR's, the Housing Authority may exercise any and all remedies available to it at law or equity. These remedies include, without limitation, an action for injunctive relief or specific performance.

In the event of a breach of the covenant regarding maintenance of the Property, as set forth in Section 12 of this Agreement, the Executive Director, or his or her designee, shall give written notice to the Property Owners (as listed on the last equalized tax assessment roll) describing the conditions constituting the breach, demanding that such conditions be corrected, and notifying the Owners of the Housing Authority's intention to enter upon the Property to correct such conditions. At any time within fifteen (15) calendar days following the giving of the notice described in the previous sentence, the Owners may request, in writing, a hearing to determine whether the conditions of the Property or the dwelling unit constitute a breach of Section 12 of this Agreement. This hearing shall be held within thirty (30) calendar days following the Housing Authority's receipt of written request from the Owners and shall be held before the Executive Director, or his or her designee. At this hearing, the Owners shall be allowed to introduce evidence in support of his

or her position and shall have the right to question those witnesses and evidence against him or her. A transcript or electronic recording of the hearing may be made. At the end of this hearing, the Executive Director, or his or her designee, shall make a finding, based upon substantial evidence in the record of the hearing, as to whether the conditions of the dwelling unit or Property constitute a breach of the terms of Section 12 of this Agreement. The decision of the Executive Director shall be final and there shall be no right of appeal to the Housing Authority Board.

If the Executive Director or his or her designee finds that the conditions of the dwelling unit or the Property constitute a breach of Section 12 of this Agreement, then the Housing Authority shall so notify the Owners in writing and the Owners shall have five (5) calendar days following this written notice to correct or abate such breach. If the conditions are not corrected to the reasonable satisfaction of the Executive Director, then the Housing Authority, its employees or its agents may enter upon the Property to remedy and abate the conditions creating the breach. The Housing Authority shall be entitled to recover its costs of remedying the conditions creating the breach, including, without limitation, administrative, overhead, and engineering costs. Such costs shall become a lien upon the Property pursuant to Civil Code section 2881, immediately due and payable, and the Housing Authority may collect such costs through the appropriate civil proceedings.

The provisions of this Section 13 are supplemental to all other legal rights and remedies available to either the Agency and/or the Housing Authority.

14. Housing Authority and the Agency as Beneficiary. The Housing Authority and the Agency are beneficiaries of the terms and provisions of these CCR's running with the land, both for and in its own right, and for the purposes of protecting the interests of the community and other parties, public or private, for whose benefit these CCR's running with the land have been provided. These CCR's shall run in favor of the Housing Authority and the Agency without regard to whether either entity has been, remains, or is an owner or has any interest in the Property or in any other parcel in the City. The Housing Authority and the Agency shall have the right, but not the obligation, to exercise all rights and remedies and to maintain any actions at law or in equity or any other proceedings to enforce these CCR's.

15. Nonwaiver. The failure of the Housing Authority and/or the Agency to enforce any one or more of the CCR's contained herein on any one or more occasions shall not constitute a waiver of the Housing Authority and/or the Agency's right to enforce the CCR's in the future.

16. Noncompliance. In the event of noncompliance with any provision under these CCR's, the Housing Authority and/or the Agency may take any and all enforcement actions provided for by any provision of the City of Riverside Municipal Code, or exercise any other remedy under the law to which the Housing Authority and/or the Agency may be entitled. Should the Housing Authority and/or the Agency bring an action to enforce the terms of these CCR's, the prevailing party shall be entitled to costs of suit, including reasonable attorneys' fees.

17. Deemed Consent. Any person who now or hereafter owns or acquires any right, title or interest in or to the Property shall be deemed to have consented and agreed to every covenant,

condition and restriction contained herein whether or not any reference to these CCR's is contained in the instrument by which such person acquired an interest in the Property.

18. Counterparts. These CCR's may be executed in two (2) or more identical counterparts. If so executed, each of such counterparts shall, collectively, constitute one original CCR's. In making proof of these CCR's, it shall not be necessary to produce or account for more than one such counterpart.

19. Authority. The individuals executing these CCR's and the instruments referenced herein on behalf of Owners each represent and warrant that they have the legal power, right and actual authority to bind Owners to the terms and conditions hereof and thereof.

IN WITNESS WHEREOF, the parties have caused these CCR's to be executed as of the day and year first written above.

AGENCY:

HOUSING AUTHORITY
OF THE CITY OF RIVERSIDE, a
public body, corporate and politic

By: 
Development Director

OWNERS:

Hector Rangel

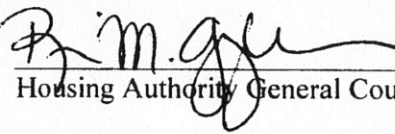
By: 
Hector Rangel

Attest:

By: 
Housing Authority Secretary

By: _____

APPROVED AS TO FORM:

By: 
Housing Authority General Counsel

for

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

On February 11, 2011
Date

before me, Guadalupe Castro
Here Insert Name and Title of the Officer

"Notary Public"

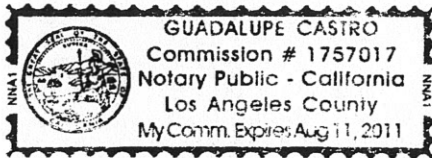
personally appeared Hector Rangel
Name(s) of Signer(s)

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 [Handwritten Signature]
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Agreement and Covenants

Document Date: _____ Number of Pages: 7

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Hector Rangel

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

CIA 1139

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of RIVERSIDE

On FEBRUARY 28, 2011 before me, SHERYN LEE SMAY, NOTARY PUBLIC
Date Here Insert Name and Title of the Office

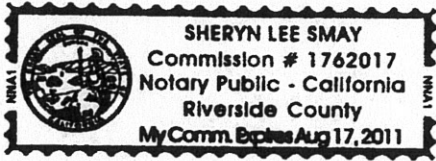
personally appeared DEANNA LORSON
Name(s) of Signer(s)

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 Sheryn Smay
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

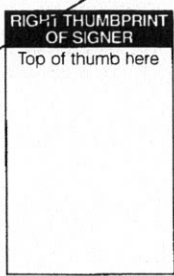
Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

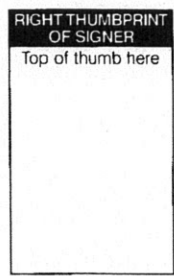
Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer Is Representing: _____

Signer's Name: _____
 Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____



Signer Is Representing: _____

CIA 1139

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Riverside }

On March 9, 2011 before me, Sherry R. Morton, Notary Public,
Date Here Insert Name and Title of the Officer

personally appeared Colleen J. Nicol
Name of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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: Sherry R. Morton
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____ Signer's Name: _____

Corporate Officer — Title(s): _____ Corporate Officer — Title(s): _____

Individual Individual

Partner — Limited General Partner — Limited General

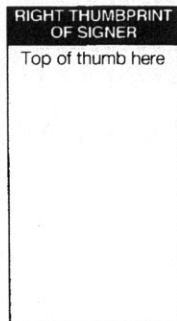
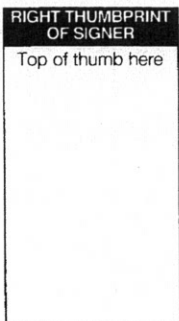
Attorney in Fact Attorney in Fact

Trustee Trustee

Guardian or Conservator Guardian or Conservator

Other: _____ Other: _____

Signer Is Representing: _____ Signer Is Representing: _____



C/A 1139

EXHIBIT 'A'

File No.: **RRI-3697981 (cs)**
Property: **4767 Elderwood Court, Riverside, CA**

LOT 4 OF TRACT NO. 31511 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 376, PAGES 61, 62 AND 63 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 187-070-045-2