

WHEN RECORDED MAIL TO:

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

Project: 5974 Greenfield Avenue  
Riverside, California 92506  
APN: 218-103-012

DOC # 2011-0194712  
05/03/2011 05:00P Fee:27.00  
Page 1 of 5  
Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY		
1			5						8		
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM		
								T:	CTY	UNI	513

COVENANT AND AGREEMENT  
AND DECLARATION OF RESTRICTIONS

35



(SINGLE FAMILY DWELLING RESTRICTION)

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 27<sup>th</sup> day of April, 2011, by JUAN NEGRETE ("Declarant"), with reference to the following facts:

A. Declarant is 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 5974 Greenfield Avenue, Riverside, California is in the Single Family Residential ("R-1-7000") Zone and is developed with a single-family residence.

C. Declarant proposes to construct an approximately 348.38 square-foot addition to an existing 401.16 square-foot accessory dwelling unit, for a total area of approximately 749.54 square feet, consisting of a living room, a bathroom, and two bedrooms.

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 Declarant 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. Declarant desires 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 separate dwelling unit, prohibiting installation or maintenance of any kitchen facilities in the

CIA 1192

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, Declarant hereby covenants and agrees 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.

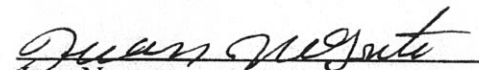
The terms of this Covenant may be enforced by the City, its successors or assigns. Should the City bring an action to enforce the terms of this Covenant, the prevailing party shall be entitled to reasonable attorney's fees, expert witness fees, and reasonable costs of suit.

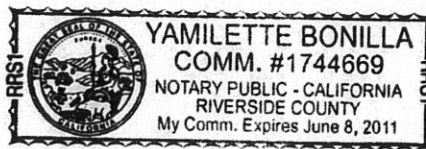
This Covenant shall run with the land and each and all of its terms shall be binding upon Declarant, its heirs, successors and assigns, and shall continue in effect until such time as released by the Director of the Planning Division of the City of Riverside, California, by a writing duly recorded.



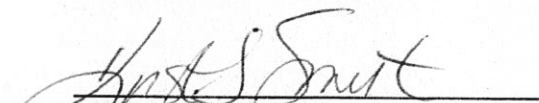
IN WITNESS WHEREOF, Declarant has caused this Covenant and Agreement to be executed as of the day and year first written above.

JUAN NEGRETE

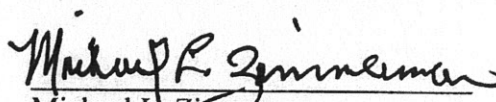
  
Juan Negrete



APPROVED AS TO FORM:

  
Kristi J. Smith  
Supv. Deputy City Attorney

APPROVED AS TO CONTENT:

  
Michael L. Zimmerman  
Planning Division

O:\Cycrom\WPDocs\D015\P012\00065972.doc  
CA: 11-1045



ACKNOWLEDGMENT

State of California  
County of Riverside

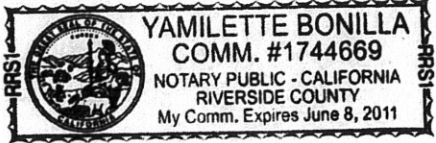
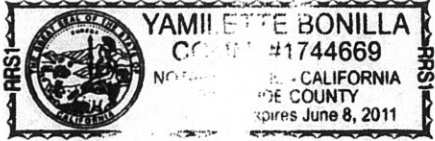
On April 27, 2011, before me, Yamilette Bonilla, a

notary public, personally appeared Juan Negrete, 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.

Yamilette Bonilla (SEAL)  
Signature



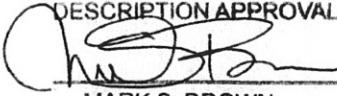
C/A 1142

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

All that certain parcel of land situated in the City of Riverside, County of Riverside and State of California, being more particularly described as:

LOT 15 OF GREENFIELD ACRES, AS SHOWN BY MAP RECORDED IN BOOK 11, PAGE 32 OF MAPS, RECORDS OF SAID COUNTY.

DESCRIPTION APPROVAL:  
  
MARK S. BROWN  
CITY SURVEYOR

4/25/2011  
DATE



2011-0194712  
05/03/2011 05:06P  
5 of 5

C/A 1142