

2016-0572414

WHEN RECORDED MAIL TO:

12/22/2016 11:11 AM Fee: \$ 45.00

Page 1 of 6

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

Recorded in Official Records
County of Riverside
Peter Aldana
Assessor-County Clerk-Recorder



5750

Project: 1821 Main Street
Riverside, CA 92501
APN: 209-032-010
P16-1579

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FOR RECORDER'S OFFICE USE ONLY

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 19 day of November, 2016, by HUMBERTO RODRIGUEZ AND ADELA VARGAS RODRIGUEZ, Husband and Wife as Joint Tenants ("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 1821 Main Street, Riverside, California is in the R-1-7000, Single Family Residential Zone and is developed with a single-family residence.

C. Declarants propose to convert an existing detached garage in to an accessory dwelling unit which shall consist of a bedroom and full bathroom totaling approximately 355 square-feet.

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-1378

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 detached 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 Community & Economic Development Director of the City of Riverside, or his/her designee, 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.

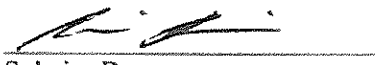

HUMBERTO RODRIGUEZ


ADELA VARGAS RODRIGUEZ

APPROVED AS TO FORM:


Kristi J. Smith
Chief Assistant City Attorney

APPROVED AS TO CONTENT:


Suhaim Bawany
Planning Division

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

ACKNOWLEDGMENT

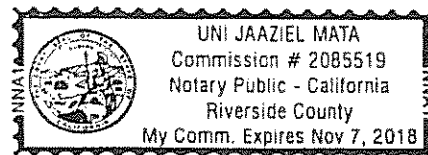
State of California
County of Riverside

On 11-18-16, before me, Uni Jaaziel Mata, Notary Public, personally appeared Adela Vargas Rodriguez, 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.

Uni Mata (SEAL)
Signature



C/A-1378

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

ACKNOWLEDGMENT

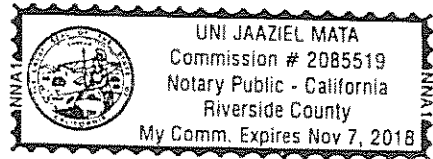
State of California
County of Riverside

On 11.18.16, before me, Uni Jaaziel Mata, Notary Public, personally appeared Humberto Rodriguez, 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.

Uni Mata (SEAL)
Signature



CIA-1378

EXHIBIT "A"
LEGAL DESCRIPTION

Project: P16-1579
Address: 1821 Main Street
A.P.N.: 209-032-010

That certain real property located in the City of Riverside, County of Riverside, State of California, described as follows:

That portion of Lots 9 and 10 of Glendora Tract as shown by map on file in Book 8, Page 25 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the Northeast corner of said Lot 9;

Thence Westerly along the North line of said Lot 9, 160 feet to the Northwest corner thereof;

Thence Southerly along the West line of said Lot 9, 53 feet to the Southwest corner thereof;

Thence Easterly along the South line of said Lot 9, 80 feet;



Thence Southerly at right angles to the South line of said Lot 9, 10 feet;

Thence Easterly in a straight line to a point on the Easterly line of said Lot 10, 2 feet Southerly from the Northeast corner thereof;

Thence Northerly along the Easterly line of said Lots 10 and 9, 55 feet to the **POINT OF BEGINNING**.

EXCEPTING therefrom the Easterly 11.00 feet of the above described portion of said Lots 9 and 10 as described in Grant Deed to the City of Riverside recorded December 23, 1966 as Instrument No. 122321 of Official Records of Riverside County, California.

This description was prepared by me or under my direction in conformance with the requirements of the Land Surveyors Act.

 11/15/16 Prep. 
Curtis C. Stephens, L.S. 7519 Date



CIA-1378