

131581

WHEN RECORDED MAIL TO:

CITY CLERK
City of Riverside
City Hall, 3900 Main Street.
Riverside, CA 92522

Project: Building Permit for
1657 Southport Drive
Riverside, California

RECEIVED FOR RECORD
Min. Post 2 o'clock P.M.

APR 11 1990
Filed in Official Records
of Riverside County, California
William E. Stewart
RECORDER
Fees \$

COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 11th day of April, 1990, by GENE S. TYRRELL and MARGARET V. TYRRELL, husband and wife, with reference to the following facts:

A. The undersigned are the fee owners of the following described real property ("the Property") situated in the City of Riverside, County of Riverside, State of California:

Lot 23 of Tract 21010 as shown by map on file in Book 163 pages 40 through 42, inclusive, of Maps, Records of Riverside County, California.

B. The Property located at 1657 Southport Drive, Riverside, California, is now developed with a single-family house. The undersigned desire to build a 1,104 square-foot accessory building located within the rear half of the Property from the Southport Drive public street and within 79 feet of the rear property line. The Property has a depth of approximately 156.6 feet. The zoning regulations of the City of Riverside require that the accessory building be built on the back one-half of the lot depth. The plans for the proposed accessory building submitted to the City of Riverside indicate the accessory building will be used as a recreation room and will include a bathroom, bar and sinks.

C. The City of Riverside as a condition for the issuance of a building permit is requiring the undersigned to execute and record a Covenant and Agreement that precludes use of the accessory building as an auxiliary dwelling unit or rental unit.

D. The undersigned desire to restrict the use of the Property to single-family residential in accordance with the zoning therefor.

DESCRIPTION APPROVAL 4/10/90
George P. M... by K...
SURVEYOR, CITY OF RIVERSIDE

NOW, THEREFORE, for the purpose of allowing the issuance of a building permit for the accessory building at 1657 Southport Drive, Riverside, California, and restricting the use of the property to single-family residential, the undersigned hereby covenant and agree with the City of Riverside that the single-family house and the accessory building to be built on the Property shall be used as one dwelling unit; that the accessory building shall not be used as a separate living unit; that neither building shall be sold, rented or leased separately from the other building; that kitchen facilities shall not be permitted, maintained or installed in the accessory building; and that the accessory building shall not be used for any commercial purposes.

This Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside. Should the City of Riverside bring a civil action to enforce the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party shall be entitled to its court costs, including reasonable attorneys' fees.

This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon the undersigned, their heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside.

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

Gene S. Tyrrell

GENE S. TYRRELL

APPROVED AS TO FORM

Kathleen M. Gynzel

ASST. CITY ATTORNEY

Margaret V. Tyrrell

MARGARET V. TYRRELL

GENERAL ACKNOWLEDGMENT

131581

NO. 201

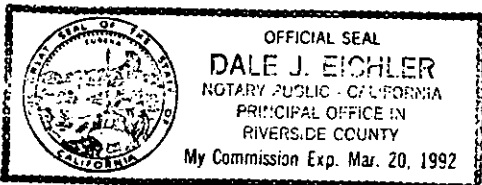
State of California }
County of Riverside } SS.

On this the 11th day of April 1990, before me,

Dale J. Eichler

the undersigned Notary Public, personally appeared

Margaret V. Tyrrell



personally known to me
 proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged that she executed it. WITNESS my hand and official seal.

Dale J. Eichler

Notary's Signature

C/A 147

STATE OF CALIFORNIA)
) ss.
COUNTY OF)

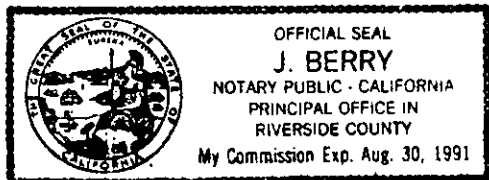
On this 11th day of April, 1990, before me,
J. Berry, the undersigned Notary
Public, personally appeared Gene S. Tyrrell,

personally known to me

proved to me on the basis of satisfactory
evidence

to be the person(s) whose name(s) is subscribed to the
within instrument, and acknowledged that he executed it.

WITNESS my hand and official seal.



J. Berry
Notary's Signature