

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

CITY CLERK  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

Project: Building Permit for  
3450 First Street  
Riverside, California

RECEIVED FOR RECORD  
Mir. Past 2 o'clock P.M.

APR - 5 1991

Recorded in Official Records  
of Riverside County, California

W. J. Blundy  
Recorder  
Fees \$

111822

COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 29<sup>th</sup> day of MARCH, 1991, by CALDERA RUBEN MORALES, a single man, and ROBERTO MORALES and MARIA R. MORALES, 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:

That portion of Block 1, Range 4, of Town of Riverside, as shown by Map on file in Book 7, Page 17 of Maps, Records of San Bernardino County, California, described as follows:

Beginning at a point on the southerly line of First Street, 103.5 feet westerly from the northeasterly corner of said Block 1, Range 4;

Thence at right angles southerly parallel with the easterly line of said block, 115 feet;

Thence at right angles westerly parallel with the southerly line of First Street, 54 feet;

Thence at right angles northerly parallel with the easterly line of said block, 115 feet to a point on the southerly line of First Street;

Thence easterly along the southerly line of First Street, 54 feet to the point of beginning.

B. The Property, known as 3450 First Street, Riverside, California, is developed with a single-family house and detached garage.

C. The undersigned desire to construct a carport and convert the existing garage to provide accessory living quarters consisting of a guest room, sitting room, storage area, bathroom and utility room.

DESCRIPTION APPROVAL 3/28/91  
George P. Hutchinson by [Signature]  
SURVEYOR, CITY OF RIVERSIDE

C/A -157

D. "Accessory living quarters" is defined by Section 19.04.020 of the Riverside Municipal Code 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 is requiring the undersigned to execute and record a Covenant and Agreement which places certain restrictions on the accessory building to ensure the single-family residential use of the property.

F. The undersigned desire to restrict the use of the Property to single-family residential and to comply with the condition imposed by the City of Riverside.

NOW, THEREFORE, for the purposes of complying with a condition of approval for issuance of a building permit by the City of Riverside and restricting the use of the Property to single-family residential, the undersigned hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

The single-family house and the accessory building containing the accessory living quarters shall be used as one dwelling unit. Neither building shall be used as a separate dwelling unit or separate living quarters from the other. Neither building shall be sold, rented or leased separately from the other building. Kitchen facilities shall not be permitted, maintained or installed in the accessory living quarters. No commercial or business activity shall be conducted on the Property. The required on-site covered parking shall be maintained at all times.

The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors and assigns. Should the City of Riverside bring an action to enforce any of the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party shall be entitled to 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, and their heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

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