

RECORDING REQUEST Y:

WHEN RECORDED MAIL TO:

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

Project: Building Permit for  
9990 Victoria Avenue  
Riverside, California

RECEIVED FOR RECORD  
30 Min. Post 8 o'clock A.M.

MAR 6 1990  
Recorded in Official Records  
of Riverside County, California  
William E. Smith  
RECORDER  
Page 3

COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 27th day of February, 1990, by JOHN J. PRATT and BINH AN PHAM, 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 4 of Hess Arlington Heights Tract as shown by map on file in Book 14 of Maps, at page 42 thereof, records of Riverside County, California.

B. The Property, known as 9990 Victoria Avenue, Riverside, California, is developed with a single-family house with carport and an accessory building being used as accessory living quarters.

C. The undersigned desire to legalize the accessory building being used for accessory living quarters by obtaining the necessary building permit therefor.

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.

DESCRIPTION APPROVAL  
2/20/90  
George P. Hutchinson  
CITY OF RIVERSIDE

030064


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.

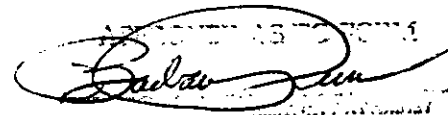
The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors and assigns. Should the City of Riverside bring an action to enforce any of the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party 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.

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

  
 JOHN J. PRATT

  
 BINH AN PHAM



STATE OF CALIFORNIA)  
 ) ss.  
 COUNTY OF RIVERSIDE)

On this 27th day of February, 1990, before me,  
Ellen H. Quinn, the undersigned Notary  
 Public, personally appeared John J. Pratt and Binh An. Pham,

personally known to me

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 that they executed it.

WITNESS my hand and official seal.

Ellen H. Quinn  
 Notary's Signature

