

RECORDING REQUEST:

WHEN RECORDED MAIL TO:

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

Project: Building Permit for  
10260 Balmoral Court  
Riverside, California

RECEIVED FOR RECORD  
30 Min. Post to about 11 A.M.

AUG -2 1990

Recorded in Official Records  
of Riverside County, California

*William S. Borby*  
Recorder  
Fees \$

COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 1<sup>st</sup> day of August, 1990, by MICHAEL D. JIMENEZ and JOAN V. JIMENEZ, husband and wife, with reference to the following facts:

A. The undersigned are the purchasers of the following described real property ("the Property") situated in the City of Riverside, County of Riverside, State of California, under a Memorandum Agreement of Sale with the Department of Veterans Affairs of the State of California dated August 11, 1988 and recorded August 29, 1988 as Instrument No. 247264, Official Records of Riverside County, California:

Lot 2 of Tract No. 2189 as shown by map on file in Book 42 of Maps, at pages 56 and 57 thereof, records of Riverside County, California.

B. The Property, known as 10260 Balmoral Court, Riverside, California, is developed with a single-family house.

C. The undersigned desire to build an addition to the house to provide accessory living quarters consisting of a living room, bedroom, bath and closet. Access to the addition will be through a separate entryway.

D. 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 addition to ensure the single-family residential use of the property.

E. 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  
*George P. Hutchinson*  
SURVEYOR, CITY OF RIVERSIDE

286014

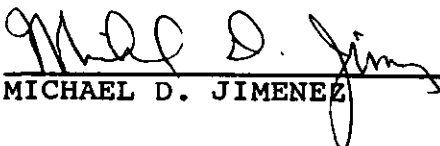
NOW, THEREFORE, for the purposes of complying with a condition of approval for issuance of a building permit by the City of Riverside and restricting the use of the Property to single-family residential, the undersigned hereby covenant and agree with the City of Riverside that the following restrictions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

The single-family house and the addition containing the accessory living quarters, referred to together as the "building", shall be used as one dwelling unit. No part of the building shall be used as a separate dwelling unit or separate living quarters from the other. No part of the building shall be sold, rented or leased separately from the rest of the 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.

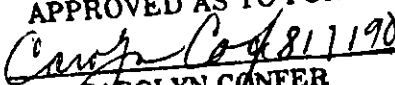
The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors and assigns. Should the City of Riverside bring an action to enforce any of the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party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

  
MICHAEL D. JIMENEZ

  
JOAN V. JIMENEZ

APPROVED AS TO FORM  
  
CAROLYN CONFER  
ASSISTANT CITY ATTORNEY

STATE OF CALIFORNIA)  
  ) ss.  
COUNTY OF RIVERSIDE)

On this 1st day of August, 1990, before me,  
Ellen H. Quinn, the undersigned Notary  
Public, personally appeared Michael O. Jimenez + Joan V. Jimenez,

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

