

RECORDING REQUEST

WHEN RECORDED MAIL TO:

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

318382

Project: Building Permit for
4970 Tulsa Avenue
Riverside, California
Case No. V-39-890

RECEIVED FOR RECORD
Min. Past 10 o'clock AM

AUG 27 1990

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF
RESTRICTIONS is made and entered into this 27th day of
August, 1990, by SILVIO ALCIDES ALVA and LUZ DELIA ALVA,
husband and wife as tenants in common, with reference to the
following facts:

DESCRIPTION APPROVAL: 8/24/90
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

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

Lot 12 of La Sierra Home Tract as shown by map on file
in Book 12, Page 84 of Maps, Records of Riverside County,
California.

Excepting therefrom the westerly 50 feet, also
excepting therefrom that portion conveyed to the City of
Riverside by deed recorded 11/16/79 as Instrument 245881
Official Records.

The Property is in the Residential-3 (R-3) zone and has
the street address of 4970 Tulsa Avenue, Riverside, California.

B. Declarants desire to construct an approximately 2,160
square foot two-story duplex with attached garages. Each unit is
to have no more than two bedrooms.

C. The City of Riverside, as a condition to the granting
of a variance in Variance Case V-39-890, is requiring the
Declarants to execute a covenant stating that the study shown on
the plans to be on the first floor of each unit will not be used
as a bedroom, to assure compliance with the open space
requirements set forth in Section 19.16.080 of the Riverside
Municipal Code.

NOW, THEREFORE, for the purpose of complying with a condition imposed by the City of Riverside in the granting of a variance in Variance Case V-39-890, the Declarants, for themselves and their heirs, successors and assigns, hereby covenant and agree with the City of Riverside that the study, as shown on the proposed building plans for the two-bedroom duplex to be built on the Property, shall not be used as a bedroom.

The Property and the duplex located thereon shall be held, conveyed, encumbered, leased, rented, used and occupied subject to the restrictions established hereinabove. 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 cost of suit, including reasonable attorneys' fees.

This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and every term or condition thereof shall be binding upon the Declarants, 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.

Silvio Alcides Alva

SILVIO ALCIDES ALVA

Luz Delia Alva

LUZ DELIA ALVA

APPROVED AS TO FORM:

Clarice Toney

Assistant City Attorney

KG/2705A/lm
8/24/90