

238860

WHEN RECORDED MAIL TO:

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

Project: Building Permit for
4407 Beechwood Place
Riverside, California

RECEIVED FOR RECORD
30 Min. Past 1 o'clock P.M.

JUL 15 1991

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 11th day of July, 1991, by Edmond L. Otis, an unmarried man, the owner of record of the following described real property ("the property") situated in the City of Riverside, County of Riverside, State of California:

Lot 14 of Butterfield Estates, as shown by map on file in Book 27, Pages 32 of maps in the office of the County Recorder of said County and State.

WHEREAS the property is developed with a single-family house and a detached accessory building which was a garage which has been converted to accessory living quarters; and

WHEREAS the undersigned desires to obtain all the appropriate approvals and permits and make the necessary modifications and additions to make the use of the property a lawful use; and

WHEREAS the City of Riverside has conditioned the issuance of approvals and permits upon the execution and recordation of a Covenant and Agreement and Declaration of Restrictions which restricts the use of the property to single-family residential and the use of the accessory building to accessory living quarters which are defined in Section 19.04.020 of the Riverside Municipal Code as follows:

"'Accessory living quarters' means 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", and

WHEREAS the undersigned desires to comply with the condition established by the City of Riverside and to restrict the use of the property to single-family residential and the use of the accessory building to accessory living quarters;

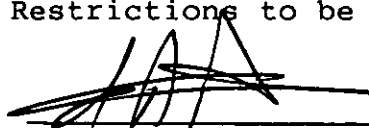
NOW, THEREFORE, the undersigned hereby covenants and agrees with the City of Riverside that the following restrictions shall apply to the property:

1. The accessory building shall be used as accessory living quarters.
2. The kitchen facilities shall be removed from the accessory building. Kitchen facilities shall not be permitted, maintained or installed in the accessory living quarters.
3. At least one parking space shall be provided on the property within a private garage or carport. The required on-site covered parking shall be maintained at all times.
4. The single-family house and the accessory building containing the accessory living quarters shall be used as one dwelling unit. Neither building nor any part of either building shall be used as a separate dwelling unit or separate living quarters from the other building or any part of either building. Neither building nor any part of either building shall be sold, rented or leased separately from the other building or any part of either building.

The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors or assigns. Should the City 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 reasonable attorneys' fees and expert witnesses' fees and other reasonable costs of suit.

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, his heirs, successors and assigns, and shall continue in effect until such time as it is released by the City Council of the City of Riverside, California.

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

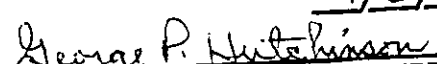

EDMOND L. OTIS

APPROVED AS TO FORM:


Assistant City Attorney

CT/3200A/sb
7/3/91

-2-

DESCRIPTION APPROVAL: 7, 3, 91

SURVEYOR, CITY OF RIVERSIDE