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WHEN RECORDED MAIL TO:

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

Project: Building Permit for
6551 Piccadilly Street
Riverside, California

RECEIVED FOR RECORD
Min. Post 10'clock P.M.

NOV - 8 1991

Recorded in Official Records
of Riverside County, California

Walter R. Ayres
Recorder
Fees \$ 11

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 29th day of October, 1991, by PHILIP G. RITZ and RUTH N. RITZ, 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 46 of Heers Subdivision No. 5 as shown by map on file in Book 25 of Maps, at pages 23 and 24 thereof, records of Riverside County, California.

B. The Property, known as 6551 Piccadilly Street, Riverside, California, is developed with a single-family house and detached garage.

C. The undersigned desire to obtain a permit for the conversion of the accessory building used as a garage to accessory living quarters and for the construction of a carport to be attached to the main dwelling.

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 garage conversion and the new carport, the City of Riverside is requiring the undersigned to remove all kitchen facilities from the accessory building and 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 10/16/91
Walter R. Ayres by
SURVEYOR, CITY OF RIVERSIDE


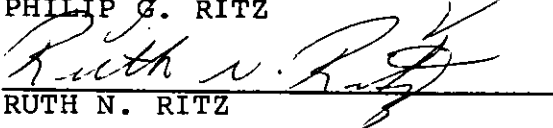
NOW, THEREFORE, for the purposes of complying with a condition of approval for issuance of a building permit by the City of Riverside and restricting the use of the Property to single-family residential, the undersigned hereby covenant and agree with the City of Riverside that the following restrictions 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. All existing kitchen facilities shall be removed from the accessory building, and no kitchen facilities shall thereafter 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.


 PHILIP G. RITZ

 RUTH N. RITZ

APPROVED AS TO CONTENT:


 Planning Department

APPROVED AS TO FORM:

 Assistant City Attorney

BP/3388A/jm
 10/15/90

