

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

Project: Variance Case V-58-912  
Building Permit for  
2121 Westminster Drive  
Riverside, California

RECEIVED FOR RECORD  
AT 6:30 O'CLOCK

NOV 12 1991

Recorded in Official Records  
of Riverside County, California

W. J. [Signature]  
Recorder  
Fees \$ 11

AD3

COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 8th day of November, 1991, by PAUL C. SUNDEEN and SANDRA L. SUNDEEN, husband and wife, hereinafter referred to as "Declarants" with reference to the following facts:

A. The Declarants 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 7 of Tract No. 2490, as shown by map on file in Book 45 of Maps, at pages 5 through 8, inclusive, records of Riverside County, California.

B. The Property, known as 2121 Westminster Drive, Riverside, California, is developed with a single-family house, an attached garage and swimming pool. Declarants desire to build an addition to the residence including a two car garage and a room which may be entered only through a separate entry way from the patio. The room addition will contain a wetbar and bathroom and will be used as a cabana.

C. In City of Riverside Variance Case V-58-912, Declarants seek a minor variance to allow the addition to encroach up to approximately 10 feet in the required 20-foot side yard setback.

D. As a condition for the granting of the variance in Variance Case V-58-912, the City of Riverside is requiring the Declarants to record a covenant and agreement acceptable to the Planning and Legal Departments of the City prohibiting the use of the addition as a separate dwelling unit or a rental unit.

DESCRIPTION APPROVAL: 11/6/91  
George P. White  
CITY CLERK CITY OF RIVERSIDE

330952

E. Declarants desire to restrict the use of the Property to single-family residential and to comply with a condition imposed by the City of Riverside for the granting of the minor variance in Variance Case V-58-912. X

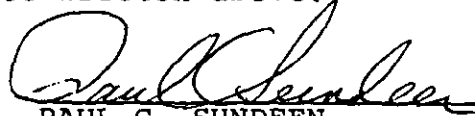
NOW, THEREFORE, for the purposes of complying with a condition imposed for the granting of a variance by the City of Riverside in Variance Case V-58-912 and restricting the use of the Property to single-family residential, Declarants hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

The room addition to the residence shall not be used as a separate dwelling unit or as a rental unit. Neither the main residence nor the addition thereto shall be sold, rented or leased separately from the other.

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 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, California.

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

  
PAUL C. SUNDEEN

  
SANDRA L. SUNDEEN

APPROVED AS TO CONTENT:

  
Planning Department

APPROVED AS TO FORM:

  
Assistant City Attorney

BP/3408A/sb