

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

Project: Building Permit for  
10372 Wells Avenue  
Riverside, California

62038

RECEIVED FOR RECORD  
AT 11:00 O'CLOCK A.M.

FEB 18 1993

Recorded in Official Records  
of Riverside County, California

Walter J. Blum  
Recorder  
Fees \$ 11

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 December, 1992, by RAY DONALDSON and KATHRYN L. DONALDSON, husband and wife, and MICHAEL K. DONALDSON, a married man as his sole and separate property, with reference to the following facts:

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:

Parcel 3 of Parcel Map 13765 as per Map recorded in Book 82 of Parcel Maps at Pages 56 thru 58 thereof, in the Office of the County Recorder of Riverside County, State of California.

B. The Property, known as 10372 Wells Avenue, Riverside, California, is developed with a single-family house.

C. The undersigned desires to legalize the construction of a detached garage and living quarters to obtain a building permit to provide accessory living quarters consisting of an 833 square foot second story accessory living area above the detached garage located on the property.

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 Property, the City of Riverside is requiring the undersigned 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 desires 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: 11/30/92  
George P. White  
SUPERVISOR, 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 covenants and agrees 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. 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 her 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 has caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.

  
RAY DONALDSON

  
KATHRYN L. DONALDSON

  
MICHAEL K. DONALDSON

APPROVED AS TO CONTENT:

  
Planning Department

APPROVED AS TO FORM:

  
Assistant City Attorney

