

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

Project: Variance Case VR-066-923
Building Permit for
3475 Lime Street
Riverside, California

33211

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JAN 27 1993

Recorded in Official Records
of Riverside County, California

W. J. [Signature]
Recorder
Fees \$ 14

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 27th day of January, 1993, by BRUCE W. NORRIS and MARSHA D. NORRIS, husband and wife, hereinafter collectively 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:

That portion of Block 4, Range 4 of the Town of Riverside, in the City of Riverside, as shown by map on file in Book 7, Page 17 of Maps, San Bernardino County records, described as follows:

Commencing on the westerly line of Lime Street, 60 feet northerly from the southeast corner of Block 4, Range 4, above described;

Thence northerly on the westerly line of Lime Street 45 feet;

Thence at right angles westerly, 100 feet;

Thence at a right angle southerly and parallel with the westerly line of Lime Street, 45 feet;

Thence at a right angle easterly, 100 feet to the point of beginning;

Excepting therefrom that portion conveyed to the City of Riverside by deed recorded March 19, 1971 as Instrument No. 27867, Official Records.

B. The Property, known as 3475 Lime Street, Riverside, California, is developed with a two-story single-family house. Declarants desire to legalize an existing two-story approximately 645 square foot room addition to said dwelling and to construct a covered porch. The Property is in the Multiple Family Residential (R-3) Zone.

DESCRIPTION APPLICABLE
by [Signature]
SURVEYOR, CITY OF RIVERSIDE

C. In City of Riverside Variance Case VR-066-923, Declarants seek a variance to allow the dwelling and room addition on a lot containing approximately 4,252 square feet after required street dedication where a minimum of 5,000 square feet is required; to allow the dwelling and room addition on a lot having a depth of approximately 94.5 feet where a minimum of 100 feet is required; and to allow the existing dwelling and proposed covered porch to encroach up to approximately nine feet into the required 15-foot front yard setback after required street dedication.

D. As a condition for the granting of the variance in Variance Case VR-066-923, the City of Riverside is requiring the Declarants prior to the issuance of building permits to record a covenant and agreement acceptable to the Planning and Legal Departments of the City limiting the use of the dwelling for single family purposes only as the Property does not contain adequate areas to provide the open space and number of parking spaces required for a multiple family development.

E. Declarants desire to restrict the use of the Property to single-family residential notwithstanding the fact that it is in a Multiple Family Residential (R-3) Zone and to comply with a condition imposed by the City of Riverside for the granting of the minor variance in Variance Case VR-066-923.

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 VR-066-923 and restricting the use of the Property to single-family residential, notwithstanding that the Property is zoned for multi-family residential use, Declarants hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

The two-story residence including the two-story 645-square-foot room addition and the covered porch shall be used only as one dwelling unit for single family purposes only, and the building shall not be divided into separate dwelling units. Only one kitchen shall be permitted, maintained and installed in the residence including the room addition and covered porch.

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.

Bruce W. Norris
BRUCE W. NORRIS

Marsha D. Norris
MARSHA D. NORRIS

APPROVED AS TO CONTENT:

Jeff A. Bell
Planning Department

APPROVED AS TO FORM:

Barbara New
Assistant City Attorney

State of California)
County of Riverside) ss

On JANUARY 27, 1993, before me TERESA FERNANDEZ, NOTARY
(date) (name and title of the officer)
personally appeared Bruce W. Norris AND MARSHA D. Norris

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Teresa Fernandez
Signature

CAPACITY CLAIMED BY SIGNER

- () Attorney-in-fact
- () Corporate Officer(s)
Title _____ Title _____
- () Guardian /Conservator
- () Individual(s)
- () Partner(s)
() General () Limited
- () Trustee(s)
- () Other _____

The party(ies) executing this document is/are representing:

