

RECORDING REQUESTER:

WHEN RECORDED MAIL TO:

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

Project: Building Permit for  
1719 Crystal Ridge Court  
Riverside, California

RECEIVED FOR RECORD  
Min. Past 8 o'clock A.M.

FEB - 4 1993

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$ 11.00

44568

COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 3 day of February 1993, by JUAN P. RENTERIA and MARIA E. RENTERIA, husband and wife as joint tenants, with reference to the following facts:

A. The undersigned are the fee owners of the following described real property, referred to herein as "the Property", situated in the City of Riverside, County of Riverside, State of California:

Lot 6 of Tract No. 22467 as per map recorded in Book 188, pages 60 to 62 inclusive of Maps, records of Riverside County, California.

B. The Property located at 1719 Crystal Ridge Court, Riverside, California, is developed with a single-family house.

C. The undersigned wish to construct a garage with a guest room attached thereto.

D. A "guest house" is defined by Section 19.04.165 of the Riverside Municipal Code to mean living quarters within an accessory building located on the same premises with the main building, for use by temporary guests of the occupants of the premises, having no kitchen, 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 insure 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 2/13/93  
Walter R. Ayres  
SURVEYOR, CITY OF RIVERSIDE

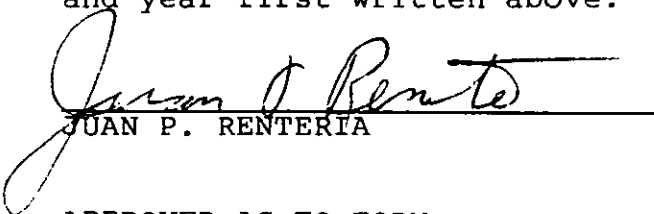
NOW, THEREFORE, for the purposes of complying with a condition of approval for issuance of a building permit by the City of Riverside and restricting the use of the Property to single-family residential, the undersigned hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

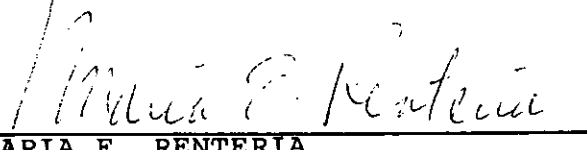
The single-family house and the accessory building used as a guest house shall be used as one dwelling unit. Neither building nor any part of either building shall be used as a separate dwelling unit or separate living quarters from the other building or any part of either building. A kitchen shall not be permitted, maintained or installed in the accessory 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 accessory building used as a guest house shall not be rented or otherwise used as a separate dwelling. The accessory building used as a guest house shall only be used by temporary guests of the occupants of the Property. 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 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, 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.

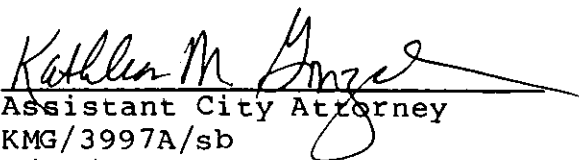
IN WITNESS WHEREOF the undersigned have caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.


  
 \_\_\_\_\_  
 JUAN P. RENTERIA

  
 \_\_\_\_\_  
 MARIA E. RENTERIA

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

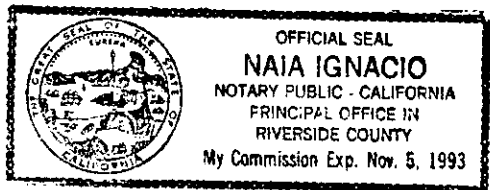
  
 \_\_\_\_\_  
 Assistant City Attorney  
 KMG/3997A/sb  
 1/29/93

  
 \_\_\_\_\_  
 Planning Department

State of California )  
County of Riverside ) ss  
 )

On Feb. 3, 1993, before me Naia Ignacio  
(date) (name and title of the officer)  
personally appeared Juan P. Renteria and Marie E. Renteria

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.

Naia Ignacio  
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:

\_\_\_\_\_  
\_\_\_\_\_