

168149

WHEN RECORDED MAIL TO:

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

Project: Building Permit for  
6501 Valley Drive  
Riverside, California

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

MAY - 5 1993

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

*W. J. [Signature]*

NS

COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS

*14/35m*

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 3rd day of MAY, 1993, by LUIS TEJERA and ANGIE TEJERA, 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:

That portion of Lot 27 of ALHAMBRA ADDITION as shown by map on file in Book 11, Pages 78 and 79 of Maps, Records of Riverside County, California, described as follows:

BEGINNING at the most Northerly corner of said Lot 27;  
THENCE South 30° 01' 17" East along the North-easterly line of said lot, a distance of 148.19 feet to the Southeasterly line of that certain parcel of land conveyed to MAX A. REYNOLDS, et ux., by Deed recorded April 26, 1978, as Instrument No. 81243, Official Records of said Riverside County;  
THENCE South 49° 37' 06" West along said Southeasterly line, a distance of 284.71 feet to the Southwesterly line of said lot;  
THENCE North 41° 00' 00" West along said Southwesterly line, a distance of 25.00 feet;  
THENCE North 50° 01' 20" East, a distance of 164.00 feet;  
THENCE North 41° 00' 00" West, a distance of 123.41 feet to the Northwesterly line of said Lot;

DESCRIPTION APPROVAL 3/16/93  
Walter R. [Signature] by  
SURVEYOR, CITY OF RIVERSIDE

*ks*

THENCE North 50° 01' 20" East along said Northwesterly line, a distance of 146.42 feet to the point of beginning.

EXCEPTING therefrom that portion conveyed to the County of Riverside by document recorded October 29, 1957 in Book 2170, Page 125, Official Records of Riverside County, California;

ALSO EXCEPTING therefrom that portion conveyed to the City of Riverside by Deed recorded August 3, 1973 as Instrument No. 102340, Official Records of said Riverside County.

B. The Property, known as 6501 Valley Drive, Riverside, California, is developed with a single-family house.

C. The undersigned desire to construct an approximately 640 square foot detached building in the rear portion of the lot to provide accessory living quarters consisting of a living room, bedroom and bathroom.

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 desire to restrict the use of the Property to single-family residential and to comply with the condition imposed by the City of Riverside.

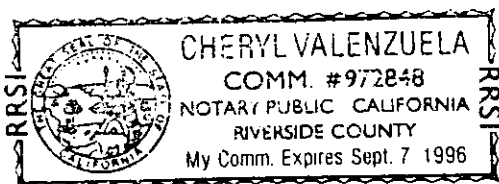
NOW, THEREFORE, for the purposes of complying with a condition of approval for issuance of a building permit by the City of Riverside and restricting the use of the Property to single-family residential, the undersigned hereby covenant and agree with the City of Riverside that the following restrictions 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. Kitchen facilities shall not be permitted, maintained or installed in the accessory living quarters. The required on-site covered parking shall be maintained at all times.

State of California )  
County of Riverside ) ss

On 5-3-93, before me Cheryl Valenzuela-Notary Public  
(date) (name and title of the officer)  
personally appeared Luis Tejera and Angie Tejera

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.

*Cheryl Valenzuela*  
Signature

CAPACITY CLAIMED BY SIGNER

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


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

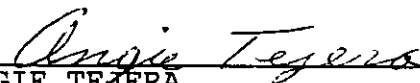
\_\_\_\_\_  
\_\_\_\_\_

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.

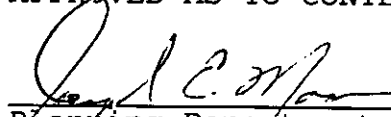
This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon the undersigned, and their heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

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.

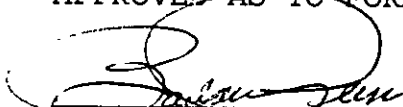
  
\_\_\_\_\_  
LUIS TEJERA

  
\_\_\_\_\_  
ANGIE TEJERA

APPROVED AS TO CONTENT:

 For Dave Rivera  
\_\_\_\_\_  
Planning Department

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Assistant City Attorney

BP/jm