

483457

WHEN RECORDED MAIL TO:

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

Project: Building Permit for
3995 Dwight Avenue
Riverside, California

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

DEC - 6 1993

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

[Handwritten Signature]

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 2 day of December, 1993, by CLEMENTE BERNAL AHUMADA ("Declarant") with reference to the following facts:

A. Declarant is the fee owner of the following described real property ("the Property") situated in the City of Riverside, County of Riverside, State of California:

Lot 65 of University Square as shown by map on file in Book 20, Pages 18 and 19 of Maps, records of Riverside County, California.

Said Property was conveyed to Declarant, a married man, as his separate property.

B. The Property, known as 3995 Dwight Street, Riverside, California, is being developed with a single-family residence and an accessory building containing a work room, game room and bathroom. Declarant desires to have a final inspection for the single-family dwelling and a building permit for the construction of a carport and the accessory building.

C. As a condition for the issuance of a building permit for the Property, the City of Riverside is requiring Declarant to execute and record a Covenant and Agreement which places certain restrictions on the Property to ensure the single-family residential use of the Property so that the single-family residence and accessory building will not mistakenly be used as two dwelling units, as one primary dwelling unit and one auxiliary dwelling unit or for commercial or business activity.

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

DESCRIPTION APPROVAL 12/2/93
[Handwritten Signature]
SURVEYOR, CITY OF RIVERSIDE

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1. The single-family house and the accessory building shall be used as one dwelling unit.
2. No kitchen facilities shall be permitted, maintained or installed in the accessory building.
3. The accessory building will not be used as accessory living quarters or as a guest house.
4. Neither the accessory building nor the existing house shall be sold, rented or leased separately from the other.
5. Except as otherwise permitted by the provisions of Title 19 of the Riverside Municipal Code, no commercial or business activity shall be conducted on the Property.
6. The on-site covered parking required by Title 19 of the Riverside Municipal Code shall be maintained at all times.
7. 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.
8. This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon Declarant, his heirs, successors and assigns, and shall continue in effect until such time as released by the Planning Director of the City of Riverside, California.

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

Clemente Bernal Ahumada
Clemente Bernal Ahumada

APPROVED AS TO CONTENT:

[Signature]
Planning Department

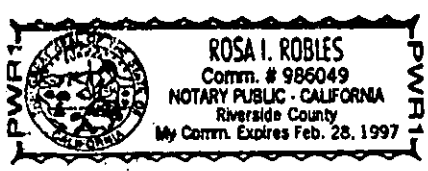
APPROVED AS TO FORM:

[Signature]
Assistant City Attorney

State of California)
County of RIVERSIDE) ss

On DEC. 02, 93, before me, the undersigned, a notary public in and for said State personally appeared CLEMENTE BERNAL AHUMADA

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.

Rosa I. Robles
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:
Him Self