

034300

WHEN RECORDED MAIL TO:

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

Project: Variance Case VR-67-890 (Revised)
1111 Coronet Drive
Riverside, California

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JAN 26 1994

Recorded in Official Records
of Riverside County, California

Recorder

[Signature]

Fees \$

SUPPLEMENT TO COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS

THIS SUPPLEMENT TO COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 10th day of January 1994, by FREDERICK R. COTE, an unmarried man ("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 41 of Tract 7427, as shown by map on file in Book 91, pages, 68, 69, 70 and 71 of Maps, records of Riverside County, California.

B. The Property, known as 1111 Coronet Drive, Riverside, California, is developed with a single-family residence with an accessory building originally proposed for use as a garage with a loft/storage area to be accessed by an interior stairway. As a condition for the issuance of a building permit for the accessory building, Declarant and JANE E. COTE executed a Covenant and Agreement and Declaration of Restrictions dated July 7, 1988, wherein they agreed that the single-family house and the accessory building (garage/loft) would be used as one dwelling unit; that neither building would be used as a separate dwelling unit or separate living quarters from the other; that neither building would be sold, rented or leased separately from the other building; and that kitchen facilities would not be permitted, maintained or installed in the accessory building. The Covenant and Agreement and Declaration of Restrictions was duly recorded on July 7, 1988, as Instrument No. 188108, Official Records of Riverside County, California.

DESCRIPTION APPROVAL 11/24/93
K. G. Strout by _____
SURVEYOR, CITY OF RIVERSIDE

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C. Declarant desires now to access the loft of the accessory building by way of an exterior stairway, thereby making the area previously designated as a loft a second story. Declarant further desires to use the area previously designated as a loft/storage area as a recreation room. The conversion of the loft/storage area to a second story recreation room will require the following variances from the standards of Title 19 of the Riverside Municipal Code:

(1) To allow a two-story accessory building to encroach eight (8) feet into the required fifteen (15) foot side yard setback; and

(2) To allow a two-story accessory building to encroach approximately ninety-one (91) feet into the require one hundred fifty (150) foot rear year setback.

D. As a condition for approval of the necessary variances in Variance Case VR-67-890 (Revised), the City of Riverside is requiring Declarant to execute and record a Covenant and Agreement which prohibits the following:

(1) windows along the north face of the accessory building; and

(2) guest quarters on the second floor of the accessory building.

NOW, THEREFORE, for the purposes of complying with a condition imposed by the City of Riverside for the approval of the variances in Variance Case VR-67-890 (Revised) and in addition to the restrictions or prohibitions acknowledged by or agreed to by Declarant in the Covenant and Agreement and Declaration of Restrictions dated July 7, 1988 and recorded on the same date as Instrument No. 188108, Official Records of Riverside County, California, Declarant hereby covenants and agrees with the City of Riverside that the following additional restrictions shall apply to the Property:

1. No windows shall be constructed, installed, allowed or maintained along the north face of the approximately 2,450 square-foot, two-story accessory building located on the Property.

2. No guest or accessory living quarters shall be constructed, installed, allowed or maintained on the second floor of the approximately 2,450 square-foot, two-story accessory building located on the Property.

3. 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.

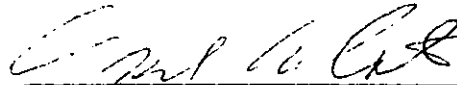
4. The on-site covered parking required by Title 19 of the

Riverside Municipal Code shall be maintained at all times.

5. The terms of this Supplement to 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 Supplement to Covenant and Agreement and Declaration of Restrictions, the prevailing party shall be entitled to court costs, including reasonable attorneys' fees.

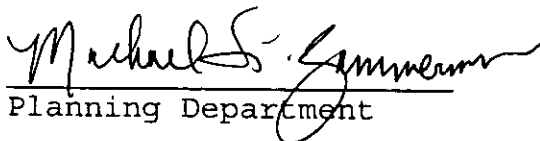
6. This Supplement to Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon Declarant, his heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside,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

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



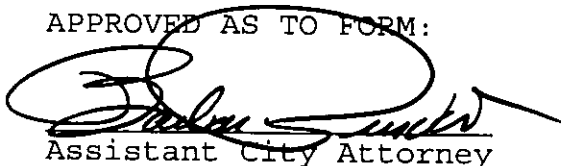
Frederick R. Cote

APPROVED AS TO CONTENT:



Michael S. Zimmerman
Planning Department

APPROVED AS TO FORM:



Assistant City Attorney

The foregoing instrument, consisting of four (4) pages, including the page signed by the witnesses, was at the date hereof signed by Frederick Cote, the maker thereof, and he signed this Supplement to Covenant in the presence of us, who, at his request and in his presence, and on the presence of each other have subscribed our names as witnesses thereto. Each of us has observed the signing of this Supplement to Covenant by Frederick Cote, and by each other subscribing witness, and know that his signature is the true signature of the person whose name is signed.

Each of us is now more than eighteen (18) years of age and a competent witness, and resides at the address set forth after his or her name.

We are acquainted with Frederick Cote. At this time, he is over the age of eighteen (18) years and to the best of our knowledge is of sound mind and is not acting under duress, menace, fraud or undue influence of any person or persons whosoever.

Executed this 10th day of January, 1994, at Woodland Hills, California.

Gay Schatz

Witness

Residing at

20164 Adele Dr

Woodland Hills, CA 91364

John G. Mas

Witness

Residing at

6453 Hesperia Ave

Reseda, CA 91335