

WHEN RECORDED MAIL TO:

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

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

Project: Building Permit
3852 Carthage Street
Riverside, California

JAN 19 1995

Recorded in Official Records
of Riverside County, California

[Signature] Recorder

Fees \$ 12

ME

12

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS
is made and entered into this 13th day of December, 1994, by
PEDRO ALVAREZ ("Declarant") with reference to the following facts:

12/2

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 26 of Parkside Tract, as shown by map on
file in Book 31, Pages 72 and 73 of Maps,
records of Riverside County, California.

B. The Property, known as 3852 Carthage Street,
Riverside, California, is developed with a single-family
residence and a garage. The garage has been converted to
accessory living quarters containing a living area, bedroom
and bathroom, which garage can only be entered through a
separate entrance from the main residence. Declarant is
seeking a building permit to legalize the existing uses of
the accessory building and to construct a carport.

C. "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.

D. The City of Riverside as a condition to the
issuance of the building permit 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

DESCRIPTION APPROVAL:

Mad S. B...
SUNVOTER CITY OF RIVERSIDE

business activity.

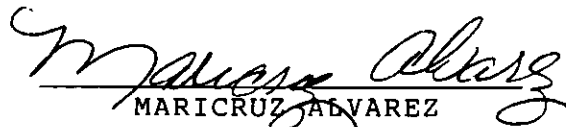
NOW, THEREFORE, for the purposes of complying with a condition imposed by the City of Riverside for issuance of a building permit, and restricting the use of the Property to single-family residential, Declarant hereby covenants and agrees with the City of Riverside that the following restrictions shall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

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. Neither the single-family house nor the accessory building shall be sold, rented or leased separately from the other.
4. 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.
5. The on-site covered parking required by Title 19 of the Riverside Municipal Code shall be maintained at all times.
6. 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.
7. 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.


Pedro Alvarez

I, Maricruz Alvarez, the wife of Pedro Alvarez, hereby join in and consent to the above Covenant and Agreement and Declaration of Restrictions.


MARICRUZ ALVAREZ

APPROVED AS TO CONTENT:

Daniel T. Dill
Planning Department

APPROVED AS TO FORM:

Barbara [Signature]
Assistant City Attorney

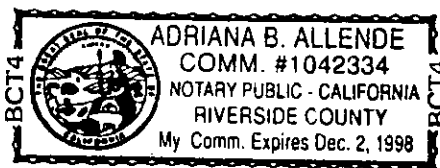
State of California)
County of Riverside) ss

on December 13th, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared _____

Pedro Mejia Alvarez & Margarita Alvarez

~~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.



[Signature]
Signature