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APR - 7 1995

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

RECORDED IN PUBLIC RECORDS
OF RIVERSIDE COUNTY, CALIFORNIA

Recorder
Fees \$ 15

ME

15/3

Project: V-073-945
Building Permit for
4180 Strong Street
Riverside, California

COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 7 day of April, 1995, by TERRY MORTON, an unmarried man, with reference to the following facts:

A. The undersigned 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 15 of the Alamo Tract, as shown by map on file in Book 9, page 5 of Maps, Records of Riverside County, California;

Excepting therefrom that portion thereof described as follows:

Beginning at the most Northerly corner of said Lot 15;
Thence Southeasterly along the Northeasterly line of said Lot 15, a distance of 66 feet;

Thence Southwesterly and parallel with the Southeasterly line of said Lot 15, a distance of 330 feet;

Thence Southeasterly and parallel with the Northeasterly line of said Lot 15, a distance of 66 feet to the Southeasterly line thereof;

Thence Southwesterly along the Southeasterly line of said Lot 15, a distance of 330 feet, to the most Southerly corner thereof;

Thence Northwesterly along the Southwesterly line of said Lot 15, a distance of 132 feet to the most Westerly corner thereof;

Thence Northeasterly along the Northwesterly line of said Lot 15, a distance of 660 feet to the Point of

DESCRIPTION APPROVAL: 4/6/95
SURVEYOR, CITY OF RIVERSIDE

Beginning;

Also excepting therefrom the Northeasterly 25 feet included in Strong Street;

Also excepting therefrom that portion thereof conveyed to the City of Riverside by document recorded September 29, 1954 in Book 1633, page 352 of Official Records of Riverside County, California.

B. The property located at 4180 Strong Street, Riverside, California, is now developed with a single family dwelling house. The undersigned desires to build an approximately 1,834 square-foot accessory building in the Rural Residential (RR) Zone where a maximum 750 square-foot accessory structure is permitted by the zoning regulations. The plans for the proposed accessory building submitted to the City of Riverside indicate the accessory building will be used as a garage, storage area and workshop. There will be no bathroom, sinks or other plumbing installed.

C. The City of Riverside as a condition for the issuance of a building permit and approval of the variance in Variance Case VR-073-945 is requiring the undersigned to execute and record a Covenant and Agreement that precludes use of the accessory building as living space as an auxiliary dwelling unit or rental unit.

D. The undersigned desires to restrict the use of the Property to single-family residential in accordance with the zoning of the Property and to comply with a condition of approval in Variance Case VR-073-945.

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 covenants and agrees with the City of Riverside that the following restrictions shall apply to the Property:

The single-family house and the accessory building 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 building. 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 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 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 undersigned has caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.

Terry Morton 4/7/95
TERRY MORTON

APPROVED AS TO CONTENT:

J. Craig Aaron 4-6-95
Planning Department

APPROVED AS TO FORM:

Kathleen M. Gonzalez
Assistant City Attorney 4-7-95

KMG/sb
3/31/95