

131479

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

APR 11 1996

Project: Variance Case VR-078-956
11466 Doverwood Drive
Riverside, California

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 11th day of April, 1996, by DAVID H. PEDROZA and KATHY L. PEDROZA, husband and wife ("Declarants"), with reference to the following facts:

A. Declarants are the fee owners of the following described real property ("the Property") situated in the City of Riverside, County of Riverside, State of California:

Lots 11 and 12 of LORENZ SUBDIVISION as shown by map on file in Book 21, page 28 of Maps, records of Riverside County, California, excepting therefrom the easterly rectangular 69 feet of said Lot 12.

B. The Property, known as 11466 Doverwood Drive, Riverside, California, is in the Single Family Residential ("R-1-65") Zone and is developed with a single-family residence and detached garage. Declarants propose to construct an approximately 402-square-foot addition to the existing approximately 432-square-foot detached garage, which addition will include a gym, spa, bathroom and storage area and will incorporate an approximately 112-square-foot portion of the existing two car garage into the living area.

C. Since the proposed accessory structure is 834 square feet where a maximum 750 square-foot accessory structure is permitted, a variance from the City of Riverside Zoning Regulations as set forth in Title 19 of the Riverside Municipal Code is necessary, and Declarants have filed an application for a variance with the City of Riverside ("City") in Variance Case VR-078-956.

4/16/96
M. S. B.
SURVEYOR, CITY OF RIVERSIDE

G/63-7
C/A-499

D. As a condition to the approval of the variance granted in Variance Case VR-078-956 by City, Declarants are required to record a covenant and agreement prohibiting kitchen facilities in the accessory structure.

E. Declarants desire to record a covenant and agreement acceptable to the Planning and Legal Departments of the City which restricts the use of the Property for single-family residential so that the Property will not mistakenly be used for two dwelling units, for one primary dwelling unit and one auxiliary dwelling unit, or for commercial or business activity.

NOW, THEREFORE, for the purpose of complying with a condition of approval for the granting of variances by the City of Riverside in Variance Case VR-078-956 and restricting the use of the Property to single-family residential, Declarants hereby covenant and agree 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 accessory building nor the existing residence 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 Declarants, their heirs, successors and assigns, and shall continue in effect until such time as released by the Planning Director of the City of Riverside, California, by a writing duly recorded.

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

David H. Pedroza
David H. Pedroza

Kathy L. Pedroza
Kathy L. Pedroza

Approved as to Content:

[Signature]
Planning Department

Approved as to Form:

[Signature]
Assistant City Attorney

State of California)
County of Riverside) ss

On 4-11-96, 1996, before me, the undersigned, a notary public in and for said State personally appeared David H. Pedroza & Kathy L. Pedroza

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.

Linda Jo Trowbridge
Signature