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City of Riverside
3900 Main Street
Riverside, California 92522

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of Riverside County, California

Recorder
Fees \$

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Project: Plan Check No. 97-4160
1189 Mountain Avenue
Riverside, California



COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 15 day of July, 1998, by **BRUCE W. NORRIS and MARSHA D. NORRIS, HUSBAND AND WIFE, AS JOINT TENANTS** ("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:

Lot 20 and the Southwesterly rectangular 15 feet of Lot 19 of Aders La Sierra Subdivision, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 12, Page(s) 89 of Maps, in the office of the county recorder of said county.

B. The Property, known as 1189 Mountain Avenue, Riverside, California, is located in a Single Family Residential ("R-1-65") Zone and is developed with a detached carport, and a single family residence unit with several additions. The additions on the Property were built either without final building permits and inspections, or without any building permits whatsoever. In the past, the Property had up to three dwelling units which were used as rentals in violation of the Single Family Residential Zone.

C. Declarants wish to obtain the proper permits and inspections for the various additions, remove an existing substandard two-car carport and construct a new single car carport in its place, and build a lattice patio cover.

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, 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 all additions shall be used as one dwelling unit.

2. Neither the existing original house nor any of the additions shall be sold, rented or leased separately from the other.

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.

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.

Bruce W. Norris
Bruce W. Norris

APPROVED AS TO CONTENT
[Signature]
Planning Department

Marsha D. Norris
Marsha D. Norris

APPROVED AS TO FORM:
[Signature]
Assistant City Attorney

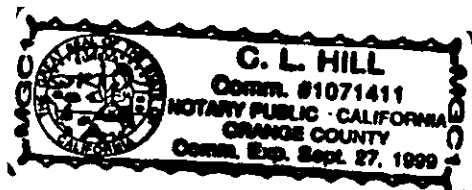
DESCRIPTION APPROVAL
[Signature] 6.4.98
SURVEYOR CITY OF RIVERSIDE

State of California)
County of Riverside) ss

On 7-15-98, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared

Bruce W. Norris & Marsha D. Norris
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.



C. L. Hill
Signature
C. L. Hill

State of California)
County of _____) ss

On _____, 1998, before me, the undersigned, a Notary Public in and for said State, personally appeared

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WITNESS my hand and official seal.

Signature