

WHEN RECORDED MAIL TO:

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

Project: Building Permit for
5285 Norwood Avenue
Riverside, California

RECEIVED FOR RECORD
AT 8:00AM

SEP 3 1998

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 0

For Recorder's Office Use Only

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS



THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this _____ day of _____, 1998, by Don Lee Jobe, ("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:

That portion of Lot 8 of Algodena, as shown by Map on file in Book 11, pages 80 and 81 of Maps, Riverside County Records, described as follows:

DESCRIPTION APPROVAL
9.2.98
[Signature]
SITNEYOR, CITY OF RIVERSIDE

Beginning at a point on the Westerly line of said Lot, South 14 degrees 13' 28" East, 110 feet from the Northwest corner thereof; thence North 75 degrees 46' 32" East parallel with the Southerly line of said Lot, 117 feet to a point on the Westerly line of the parcel of land conveyed to Clyde C. Williams and wife, by Deed recorded February 20, 1948 in Book 895 page 189 of Official Records, Riverside County Recorder; thence Southerly on the westerly line of said parcel so conveyed to Clyde C. Williams and wife, 65 feet; thence South 75 degrees 46' 32: West parallel with the Southerly line of said Lot, 117 feet to a point on the Westerly line of said Lot; thence North 14 degrees 13' 28" West on said Westerly line, 65 feet to the point of beginning.

Assessor's Parcel No. 146-090-002

B. The Property, known as 5285 Norwood Avenue, Riverside, California, is located in the Rural Residential Zone ("RR") but is less than 20,000 square feet so the standards of the Single Family Residential ("R-1-65") Zone apply to the Property. The Property is developed with a single-family residence and detached accessory building.

C. Declarant desires to use an existing accessory building as

living quarters which will meet the requirements of the Zoning Code of the City of Riverside, to construct a new carport which will be attached to the main residence for on-site covered parking, and to construct a room addition to the main residence.

D. "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.

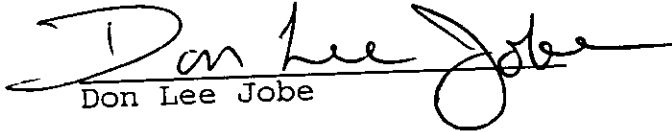
E. As a condition to the issuance of the building permit for the use of the existing accessory living quarters, the City of Riverside is requiring Declarant to execute and record a Covenant and Agreement which places certain restrictions on the Property to ensure the single-family residential use of the Property so that the single-family residence and the existing accessory living quarters will not mistakenly be used as two dwelling units, as one primary dwelling unit and one auxiliary dwelling unit or for commercial or 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 living quarters located in the accessory building shall be used as one dwelling unit.
2. No kitchen facilities shall be permitted, maintained or installed in any part of the detached garage converted to accessory living quarters.
3. Neither the existing accessory living quarters or the main 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 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 by a writing duly recorded.

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


Don Lee Jobe

Approved as to Content:


Planning Department

Approved as to Form:

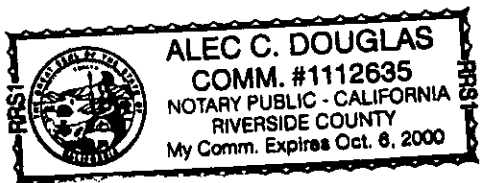

Assistant City Attorney

State of California)
County of Riverside) ss

On September 3, 1998, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared

Don Lee Jobe
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.



Alec C Douglas
Signature

State of California)
County of _____) ss

On _____, 1997, before me, the undersigned, a Notary Public in and for said State, personally appeared

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



◆ **CITY OF RIVERSIDE, CALIFORNIA** ◆

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

Scale: 1" = 50' | Drawn by: bmark | Date: 09/02/98 | Subject: B.P. 5285 Norwood Ave. | Sheet 1 of 1

CLA 618