

WHEN RECORDED MAIL TO:

City Clerk
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

DOC # 2000-077216

03/02/2000 08:00A Fee:NC

Page 1 of 5

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



Project: Building Permit
2626 Lime Street
Riverside, California

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COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS
FOR ACCESSORY LIVING QUARTERS



THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 2nd day of March, 2000 by **LOUIS D. PADILLA and MARY LOU PADILLA**, husband and wife as joint tenants ("Declarants"), with reference to the following facts:

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

LOT 21 OF NOLAND PLACE, AS SHOWN BY MAP ON FILE IN BOOK 8, PAGE 54 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

B. The Property, known as 2626 Lime Street, Riverside, California, is in the Single Family Residence Zone ("R-1-65").

C. Declarants propose to construct an approximately 240 square-foot detached accessory living quarters. The accessory living quarters will comprise approximately 240 square-feet, consisting of a bedroom and bathroom. Accordingly, Declarants have filed an application with the City of Riverside ("City") for the issuance of a building permit to establish the accessory living quarters on the Property.

D. In the course of issuance of a building permit, Declarants are willing to record a covenant and agreement and declaration of restrictions ("Covenant") to put future owners on notice of the prohibition on the accessory structure from being rented or used as more than a single dwelling unit and prohibiting installation of any kitchen facilities in the accessory living quarters.

DESCRIPTION APPROVAL 2/29/2000
K.A. Strait
for SURVEYOR, CITY OF RIVERSIDE

C1A665

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

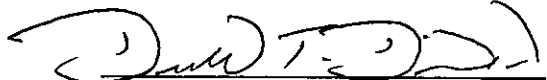


LOUIS D. PADILLA, Husband as Joint Tenant



MARY LOU PADILLA, Wife as Joint Tenant

APPROVED AS TO CONTENT:



Planning Department

APPROVED AS TO FORM:



Assistant City Attorney

COV\00024901.JT



E. Declarants are willing to record such a Covenant so that the single-family residence and the 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 purpose of complying with certain conditions imposed by the City of Riverside for the issuance of a conditional use permit for accessory living quarters, Declarants hereby covenant and agree with City that the following restrictions shall apply to the Property:

1. The accessory living quarters shall be occupied solely in accordance with the Zoning Code and the conditions of approval for building permits including but not limited to the following provisions:

- a. The main residence and the accessory living quarters shall be used as one dwelling unit.
- b. Neither the main residence nor the accessory living quarters shall be sold, rented or leased separately from the other.
- c. No kitchen shall be permitted, maintained or installed in the accessory living quarters.
- d. 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.
- e. The on-site covered parking required by Title 19 of the Riverside Municipal Code shall be maintained at all times.

2. 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, 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.

3. The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by City, its successors or assigns. Should City bring an action to enforce the terms of the Covenant and Agreement and Declaration of Restrictions, the prevailing party shall be entitled to reasonable attorneys' fees, expert witness fees, and reasonable costs of suit.



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA

County of RIVERSIDE

On 3/2/00 before me, D. DANIELLE CEBRERO
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared LOUIS PADILLA
Name(s) of Signer(s)

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 of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: CC BR's

Document Date: 3/2/00 Number of Pages: 3

Signer(s) Other Than Named Above: MARY LOU PADILLA

Capacity(ies) Claimed by Signer(s)

Signer's Name: LOUIS PADILLA

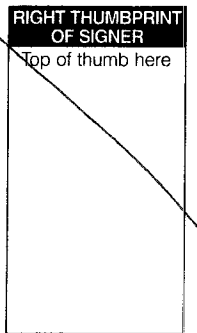
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:



CLA 6654

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Riverside } ss.

On March 1, 2000 before me, Jean Barry
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Mary Lou Padilla
Name(s) of Signer(s)

- personally known to me
- 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.
Jean Barry
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: CC & R'S

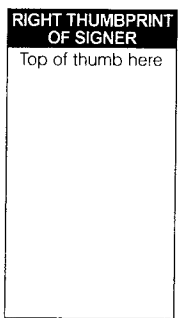
Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: LOUIS D. Padilla

Capacity(ies) Claimed by Signer

- Signer's Name: _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other: _____

Signer Is Representing: _____



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CIA 065-5