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per Maria
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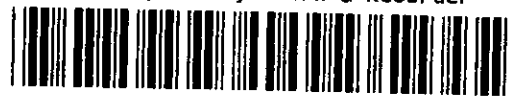
Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

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

Project: 4991 Rose Avenue
Riverside, California 92505

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COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS

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(SINGLE FAMILY DWELLING RESTRICTION)

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 20 day of MARCH, 1999, by **RIGOBERTO GONZALEZ**, a single man, and **MARIA F. GONZALEZ**, a widow, ("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:

That portion of Lot 3 in Block 60 of Tract No. 2 of La Sierra Heights, as shown by Map on file in Book 7 page 66 of Maps, Records of Riverside County, California;

Commencing at the Northwest corner of said Lot 3; thence North 62 degrees 02' 30" East, on the Northwesterly line of said Lot, 255.7 feet; thence South 27 degrees 25' East, 60 feet for the true point of beginning; thence North 62 degrees 02' 30" East 170 feet; thence South 27 degrees 25' East 54 feet; thence South 62 degrees 02' 30" West, 170 feet; thence North 26 degrees 25' West, 54 feet to the true point of beginning;

Excepting therefrom the Southwesterly rectangular 25 feet for road purposes as conveyed to the County of Riverside, by deed recorded July 17, 1962 as Instrument No. 66946 of Official Records of Riverside County, California.

B. The Property, known as 4991 Rose Avenue, Riverside, California, is in the Single Family Residential ("R-1-65") Zone and is developed with a single family residence with an attached three-car carport and a detached garage converted into a 840 square-foot, detached, single-story accessory structure.

DESCRIPTION APPROVAL
4,500
SURVEYOR, CITY OF RIVERSIDE

C. Declarants have applied to the City of Riverside for a variance to legalize the existing converted 840 square-foot, detached, single-story accessory building which contains a living area, a bedroom, an office, a wet bar, and a bathroom.

D. As a condition for issuance of building permits, the City of Riverside is requiring Declarants to execute and record a covenant assuring that the accessory building will not be used for nor rented as a second dwelling unit and prohibiting the installation or maintenance of kitchen facilities within the detached accessory structure.

E. 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 or maintenance of any kitchen facilities in the accessory building.

F. Declarant is willing to record such a covenant so that the single-family residence and the accessory living quarters will not be used as two dwelling units, as one primary dwelling unit and one auxiliary dwelling unit or for commercial or business activity.

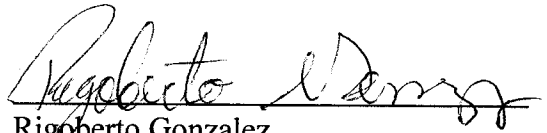
NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City of Riverside for the granting of building permits, and restricting the use of the Property to that of a single-family house and an accessory building, Declarants hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

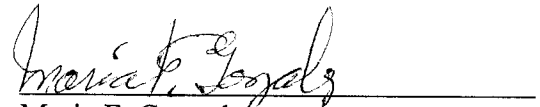
1. The single-family house and the accessory building shall be used as one dwelling unit.
2. No kitchen facilities shall be permitted, maintained or installed in the accessory building.
3. Neither the accessory building nor the main residence shall be sold, rented or leased separately from the other.
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 or assigns. Should the City of Riverside 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.
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

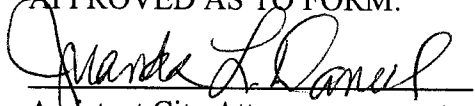



continue in effect until such time as released by the Planning Director of the City of Riverside, California, by a writing duly recorded.

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


Rigoberto Gonzalez


Maria F. Gonzalez

APPROVED AS TO FORM:

Assistant City Attorney
Deputy

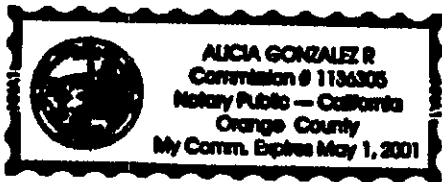
APPROVED AS TO CONTENT:

Planning Department



STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

On March 30, 2000, before me, Alicia Gonzalez R, the undersigned, a notary public in and for said State, personally appeared Rigoberto Gonzalez ~~MARIA Gonzalez~~ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

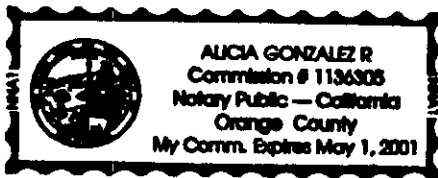


Alicia Gonzalez R
Notary Public

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

On March 30, 2000, before me, Alicia Gonzalez R, the undersigned, a notary public in and for said State, personally appeared MARIA F. GONZALEZ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Alicia Gonzalez R
Notary Public

