



WHEN RECORDED MAIL TO:

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

Project: 3460 Trinity Court
Riverside, California 92506

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COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS

(SINGLE FAMILY DWELLING RESTRICTION)



THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 10 day of April, 2000, by **MARY JANE THOMPSON**, an Unmarried Woman, ("Declarant"), with reference to the following facts:

A. Declarant is 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 231 of Harmony Dale tract No. 3, as shown by map on file in book 32, page 11 of maps of Riverside County.

B. The Property, known as 3460 Trinity Court, Riverside, California, is in the Single Family Residential ("R-1-65") Zone and is developed with a single family residence.

C. Declarant has applied to the City of Riverside for a permit to alter the existing single family residence to create an attached auxiliary dwelling unit consisting of a living area, a bedroom, a sewing room, a wet bar, and a bathroom.

D. As a condition for issuance of building permits, the City of Riverside is requiring Declarant to execute and record a covenant assuring that the auxiliary dwelling unit will not be rented or considered as a separate dwelling unit and prohibiting the installation or maintenance of kitchen facilities within the auxiliary dwelling unit.

E. Declarant is willing to record a covenant and agreement and declaration of restrictions ("Covenant") to put future owners on notice of the prohibition on the attached auxiliary dwelling unit from being rented or considered a separate dwelling unit, prohibiting installation or maintenance of any kitchen facilities in the attached auxiliary dwelling unit, and prohibiting the use of the auxiliary

DESCRIPTION APPROVAL 4/11/2000
for K. B. Stewart by _____
SURVEYOR, CITY OF RIVERSIDE

dwelling unit for commercial or business activity not authorized by Title 19 of the Riverside Municipal Code.

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 attached auxiliary dwelling unit, Declarant hereby covenants and agrees with the City of Riverside that the following restrictions shall apply to the Property:

1. The single-family residence and the attached auxiliary dwelling unit shall not be considered two separate dwelling units.
2. No kitchen facilities shall be permitted, maintained or installed in the accessory building.
3. Neither the attached auxiliary dwelling unit 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 Declarant, her 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 to be executed as of the day and year first written above.

Mary Jane Thompson

Mary Jane Thompson

APPROVED AS TO FORM:
[Signature]

Assistant City Attorney
Pending correct acknowledgment.

APPROVED AS TO CONTENT:
[Signature]

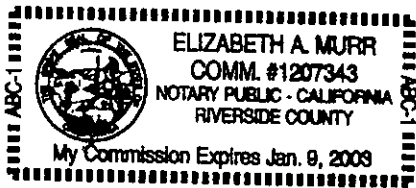
Planning Department



STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

On APRIL 14, 2000, 2000, before me, ELIZABETH A. MURR, the undersigned, a notary public in and for said State, personally appeared MARY J. THOMPSON 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.



Elizabeth A. Murr
Notary Public

- Mary Jane Thompson

