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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. 6092 Grand Avenue
Riverside, California 92504

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FOR RECORDER'S OFFICE USE ONLY

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 25 day of Oct., 2001, by ABRAHAM CONTRERAS, a Single Man, MARGARITA GUZMAN, a Single Woman, and NORIE AGUILERA RUIZ, a Single Woman, all 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, the legal description which is attached as Exhibit A hereto and incorporated herein as if fully set forth

B. The Property, known as 6092 Grand Avenue, Riverside, California, is in the Single Family Residential ("R-1-65") Zone and is developed with an approximately 1512 square-foot single family residence and a detached garage converted into a 441 square-foot detached structure without permits.

C. Declarants have applied to the City of Riverside for permit to legalize the existing garage conversion as a guest house consisting of a bedroom and a bathroom with the remainder unimproved Declarants have also applied for permits to construct a new roof to connect the main residence and the guest house, and to construct a new carport attached to the southwesterly side of the guest house.

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 guest house will not be used for nor rented as a separate dwelling unit and prohibiting the installation or maintenance of kitchen facilities within the guest house.

E. Declarants are willing to record a covenant and agreement and declaration of restrictions ("Covenant") prohibiting the guest house from being rented or used as a separate dwelling unit,

prohibiting installation or maintenance of any kitchen facilities in the guest house, and putting future owners on notice of such prohibitions.

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 a guest house, 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 guest house shall be used as one dwelling unit.
2. No kitchen facilities shall be permitted, maintained or installed in the guest house.
3. Neither the guest house 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.


FURTHER, Declarants warrant that they have the legal power, right and actual authority to subject the Property to the restrictions, terms and conditions stated herein.

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EXHIBIT A

LOT 113 OF JURUPA GRANDE HOMES UNIT NO. 2, IN THE CITY OF RIVERSIDE,
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN
BOOK 29, PAGE 13 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

DESCRIPTION APPROVAL \$17,01

SUPERVISOR, CITY OF RIVERSIDE



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

Abraham Contreras
ABRAHAM CONTRERAS, A Single Man

Margarita Guzman
MARGARITA GUZMAN, A Single Woman

Norie Aguilera Ruiz
NORIE AGUILERA RUIZ, A Single Woman

APPROVED AS TO FORM:

Ryan Danna
Deputy City Attorney

APPROVED AS TO CONTENT.

Mike Lopez
Planning Department



STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

On 10-18-, 2001, before me, Jose A. Gavidia, the undersigned, a notary public in and for said State, personally appeared NORIE AGUILERA RUIZ 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 he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their 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.

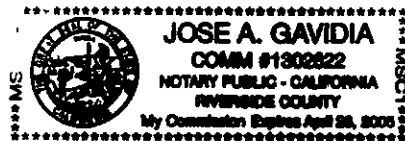


Jose A. Gavidia
Notary Public

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

On 10-18, 2001, before me, Jose A. Gavidia, the undersigned, a notary public in and for said State, personally appeared MARGARITA GUZMAN ABRAHAM CONTRERAS 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 he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their 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.



Jose A. Gavidia
Notary Public

