

WHEN RECORDED MAIL TO

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

Project: 2943 Mary Street
Riverside, California 92506

DOC # 2002-000668

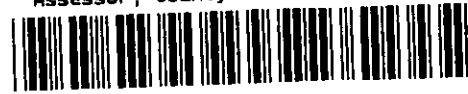
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Recorded in Official Records
County of Riverside

Gary L Orso

Assessor, County Clerk & Recorder



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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 5th day of December, 2001, by **JOHN H. GEORGAKAKOS** and **DONNA A. GEORGAKAKOS**, 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 and described as follows

Lot 5 of Tract No. 2578, as shown by Map on File in Book 47, Pages 72 and 73 of Maps, Records of Riverside County, California.

B. The Property, known as 2943 Mary Street, Riverside, California, is in the Residential ("R-1-80") Zone and is developed with an approximately 1650 square-foot two-story single family residence with an attached garage.

C. Declarants have applied to the City of Riverside to convert 460 square-feet of the existing attached garage into an accessory structure consisting of one bedroom, a bathroom and a laundry room. Declarants will build a carport to satisfy parking requirements.

D. As a condition of approval, Declarants have agreed that the use of the accessory structure will be incidental to the single family residence.

E. 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 structure will not be used

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for nor rented as a separate dwelling unit and prohibiting the installation or maintenance of kitchen facilities within the accessory structure.

F. Declarants are willing to record a covenant and agreement and declaration of restrictions ("Covenant") prohibiting the accessory structure from being rented or used as a separate dwelling unit, prohibiting installation or maintenance of any kitchen facilities in the accessory structure, and putting future owners on notice of such prohibitions.

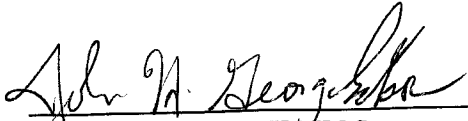
NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City of Riverside for the granting of building permits, and restricting the use of the Property to that of a single-family house and an accessory building, Declarants hereby covenant and agree with the City of Riverside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

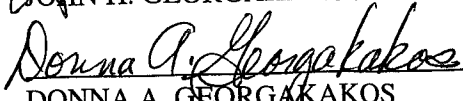
1. The single-family residence and the accessory structure shall be used as one dwelling unit.
2. No kitchen facilities shall be permitted, maintained or installed in the accessory structure.
3. Neither the accessory structure nor the main residence shall be sold, rented or leased separately from the 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. Declarants shall build a carport at the time of the above-described conversion.
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 hereby represent and warrant that they have the legal power, right and actual authority to subject the Property to the restrictions, terms and conditions stated herein.



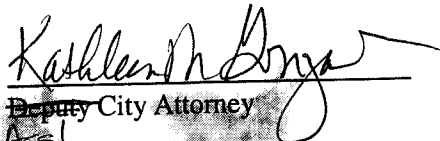
IN WITNESS WHEREOF, Declarants have caused this Covenant and Agreement to be executed as of the day and year first written above.



JOHN H. GEORGAKAKOS


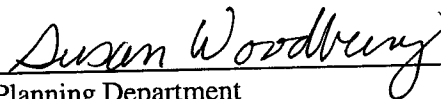
DONNA A. GEORGAKAKOS

APPROVED AS TO FORM:



Deputy City Attorney
Ass't

APPROVED AS TO CONTENT:



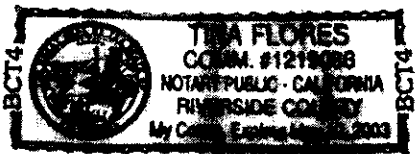
Planning Department



STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

On 12.5.01, 2001, before me, TINA FLORES the
undersigned, a notary public in and for said State, personally appeared SONIA A. GURGA-
KAYOS 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.



Tina Flores
Notary Public

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

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Tina Flores
Notary Public



Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Tina Flores

Commission #: 12190860

Place of Execution: Riverside County

Date Commission Expires: May 10, 2003

Date: - 1-2-02

Signature: 



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