

WHEN RECORDED MAIL TO:

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

Project: 7955 Cypress Avenue  
Riverside, CA 92504  
APN: 151-140-010

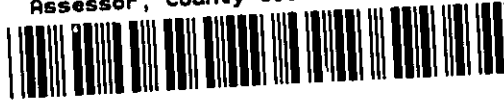
DOC # 2004-0292063

04/22/2004 08:00A Fee:16.00

Page 1 of 4

Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder



22

M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC
	1		4						
					6				LM
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

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 19<sup>th</sup> day of April, 2004, by **JUAN ARTURO LARA**, a single-man, ("Declarant"), with reference to the following facts:

A. Declarant is the fee owner of the real property (the "Property") situated in the City of Riverside, County of Riverside, State of California, described as follows:

Lot 254 of Camp Anza subdivision No. 1, in the City of Riverside, County of Riverside, State of California, as per Map recorded in Book 22, Pages 81 and 82 of Maps, in the office of the County Recorder of said County.

B. The Property, known as 7955 Cypress Avenue, Riverside, California, is in the Restricted Commercial ("C-2") Zone and is developed with a single family residence.

C. Declarant proposes to expand a non-conforming 972 square-foot single family residence by constructing a 711 square-foot residential addition attached to the rear (northerly) wall of the existing residence.

D. As a condition for the issuance of a building permit for the Property, the City of Riverside ("City") is requiring Declarant to execute and record this Covenant and Agreement and Declaration of Restrictions ("Covenant") which places certain restrictions on the living quarters to ensure the single-family residential use of the property in accordance with Riverside Municipal Code 19.66.060 C as the residential addition is not intended to increase the number of dwelling units on the property and shall not be rented or otherwise utilized as a separate dwelling unit.

DESCRIPTION APPROVED 4/14/04

NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City for the issuance of a building permit, and restricting the use of the Property to single-family residential, Declarant hereby covenants and agrees with the City that the following restrictions shall apply to the Property:

1. The single-family residence with the proposed addition shall be used as one dwelling unit.
2. No additional kitchen facilities shall be permitted, maintained or installed in the accessory living quarters.
3. Neither the original structure nor the proposed addition shall be sold, rented or leased separately from the other.
4. The on-site covered parking required by Title 19 of the Riverside Municipal Code shall be maintained at all times.
5. 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.

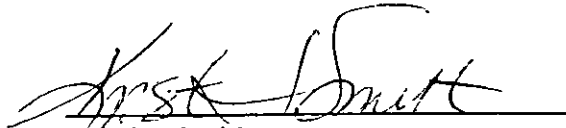
The terms of this Covenant may be enforced by the City, its successors or assigns. Should the City bring an action to enforce the terms of this Covenant, the prevailing party shall be entitled to reasonable attorneys' fees, expert witness fees, and reasonable costs of suit.

This Covenant shall run with the land and each and all of its terms shall be binding upon Declarant, his 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.

  
JUAN ARTURO LARA

APPROVED AS TO FORM:

  
Kristi J. Smith  
Deputy City Attorney

APPROVED AS TO CONTENT:

  
Planning Department

O:\Cycrom\WPDocs\LD014\0001\00019442 WPD  
CA 04-0766  
04/08/04

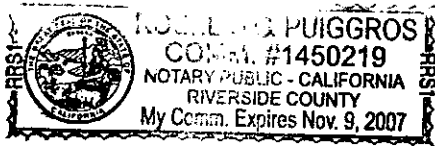


STATE OF CALIFORNIA )  
 )ss  
COUNTY OF RIVERSIDE )

On April 19<sup>th</sup> 2004, before me, Rosalio G. Puiggros, the undersigned, a notary public in and for said State, personally appeared Juan Antonio Lara 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.

Rosalio G. Puiggros  
Notary Signature



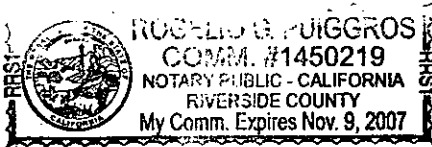
2004-0292063  
04/22/2004 08:00A  
3 of 4

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF RIVERSIDE )

On April 19<sup>th</sup> 2004, before me, Roselio G. Puiggros, the undersigned, a notary public in and for said State, personally appeared Juan Arturo Lara 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.

Roselio G. Puiggros  
Notary Signature



2004-0292063  
04/22/2004 08:00A  
4 of 4

CIA 001