



WHEN RECORDED MAIL TO:

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

Project: 4961 Easy Street
Riverside, CA
APN: 146-182-004

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COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS

(SINGLE FAMILY DWELLING RESTRICTION)

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THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 07 day of December, 2004, by HUMBERTO V. MONTALVO, an unmarried 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 17 and the Southeastern 6 feet of Lot 16 of Campbell La Sierra Subdivision, as recorded in Book 13, page 45, Records of Riverside County, California, Assessors Parcel No. 146-182-004.

B. The Property, known as 4961 Easy Street, Riverside, California, is in the Single Family Residential ("R-1-65") Zone and is developed with a single family residence.

C. Declarant proposes to utilize an already existing detached garage as an accessory building for storage purposes only and not as additional living space.

D. "Accessory Building" is defined by Title 19 of the Riverside Municipal Code ("Zoning Code"), Section 19.04.015 to mean a building or structure, or portable building including a cargo container which is subordinate to, and the use of which is incidental to, that of the main building, structure or use on the same lot.

E. 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 accessory building to ensure the single-family residential use of the property. The Declarant desires to restrict the use of the Property

DESCRIPTION APPROVAL
GARY L. ORSO
ASSASSOR, COUNTY CLERK & RECORDER
CITY OF RIVERSIDE

to single-family residential and to put future owners on notice of the prohibition on the accessory building from being rented or considered as a separate dwelling unit, prohibiting installation or maintenance of any kitchen facilities in the accessory building, and prohibiting the use of the accessory building 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 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 and the accessory building shall be used as one dwelling unit.
2. Neither building shall be used as a separate dwelling unit or separate living quarters from the other.
3. No kitchen facilities shall be permitted, maintained or installed in the accessory building.
4. Neither the accessory building nor the main residence shall be sold, rented or leased separately from the other building.
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

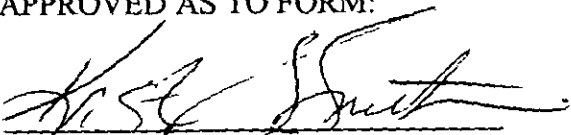
This Covenant shall run with the land and each and all of its terms shall be binding upon Declarant, his heirs, successors and assigns, and shall continue in effect until such time as released by the Planning Director of the City of Riverside, California, by a writing duly recorded.

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



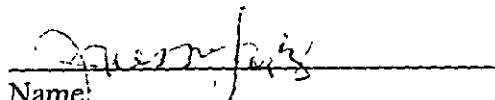
HUMBERTO V. MONTALVO
DECLARANT

APPROVED AS TO FORM:



Cristi J. Smith
Deputy City Attorney

APPROVED AS TO CONTENT:



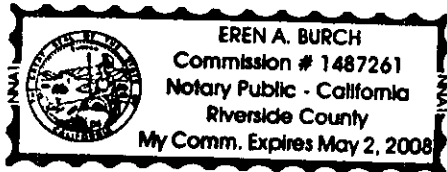
Name:
Planning Department

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STATE OF CALIFORNIA)
)SS
COUNTY OF RIVERSIDE)

On December 7, 2004 before me, Eren A Burch, the undersigned, a notary public in and for said State, personally appeared Humberto Y. Montalvo personally known to me (or proven to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signatures(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.




Notary Signature

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