

Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

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

Project: 10196 Gramercy Place
Riverside, CA 92503

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FOR RECORDER'S OFFICE USE ONLY

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 04 day of January, 2005 by **JOSEFINA H. BALDOVINOS**, a married woman, ("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:

That portion of block 15 of La Granada Tract, as shown by map on file in Book 12, page(s) 42 to 51, inclusive of maps, Records of Riverside County, California, described as follows: Beginning at a point on the Northerly line of said block which bears North 80 deg. 25' 9" East 488.96 feet from the Northwesterly corner thereof; thence South 15 deg. 32' 45" East 395.65 feet; thence North 66 deg. 0' east 92.5 feet; thence North 13 deg. 23' 45" west 371 30 feet to a point on the Northerly line of said block; thence South 80 deg. 25' 90" west along the Northerly line of said block, 106 feet to the point of beginning.

B. The Property, known as 10196 Gramercy Place, Riverside, California, is in the Single Family Residential ("R-1-65") Zone and is developed with a single family residence.

C. Declarant proposes to construct a detached guest house that will consist of a living room, a play room, two bedrooms, and a bathroom.

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 accessory building to ensure its use. The Declarant desires to restrict the use of the Property to single-family residential and to put future

DESCRIPTION APPROVAL: 12.16.04

SUPERVISOR CITY OF RIVERSIDE

owners on notice of the prohibition on the detached 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. No kitchen facilities shall be permitted, maintained or installed in the accessory building.
3. Neither the detached accessory building nor the main residence shall be sold, rented or leased separately from the other building.
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.

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, 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.

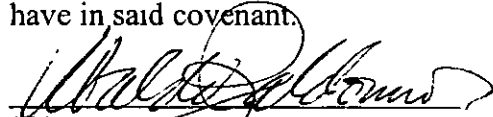

JOSEFINA H. BALDOVINOS



SPOUSAL COMMUNITY RIGHTS IN THE COVENANT AND AGREEMENT

Dated 01/04/05


I am the spouse of JOSEFINA H. BALDOVINOS, and I hereby consent and join in the covenant hereinabove described and I hereby release and quitclaim any community property interest that I may have in said covenant.


*Signature


UBALDO BALDOVINOS
Printed Name

*Signatures must be notarized.

APPROVED AS TO FORM:


Kristi J. Smith
Deputy City Attorney

APPROVED AS TO CONTENT:


Typed Name
Planning Department
Salvador Quintanilla

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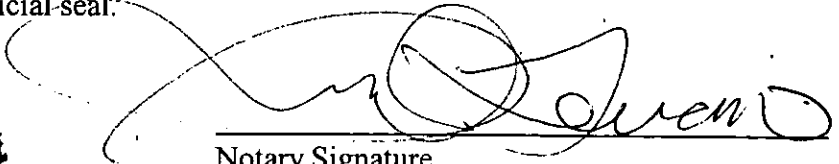
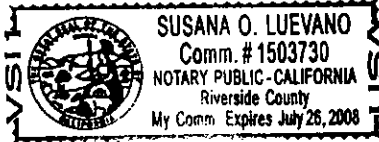
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STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On January 04, 2005, before me, Susana Luevano, the undersigned, a notary public in and for said State, personally appeared Jose Fing Baldovinos 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:



Notary Signature



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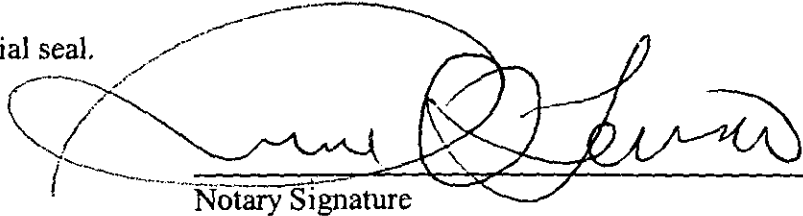
C/A 923

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On 1/5/05, before me, Susana O. Luevano, the undersigned, a notary public in and for said State, personally appeared Ubaldo Baldovino 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.




Notary Signature



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