



WHEN RECORDED MAIL TO:

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

Project: 6755 Jones Avenue
Riverside, CA 92505
APN: 154-280-028

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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 22nd day of September, 2005, by **JESUS SANCHEZ** and **MARIA G. SANCHEZ**, husband and wife, (collectively, "Declarants"), with reference to the following facts:

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

See Exhibit "A"

B. The Property, known as 6755 Jones Avenue, Riverside, California, is in the Rural Residential ("RR") Zone and is developed with a single family residence.

C. Declarants propose to convert an already existing detached garage into a 600 square-foot guest-house to be used as an accessory living quarters, consisting of a living room, two bedrooms, and a bathroom.

D. "Accessory Living Quarters" is defined by Title 19 of the Riverside Municipal Code ("Zoning Code"), Section 19.04.020 to mean living quarters within an accessory building located on the same premises with the main building, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling.

E. As a condition for the issuance of a building permit for the Property, the City of Riverside ("City") is requiring Declarants to execute and record this Covenant and Agreement and Declaration of Restrictions ("Covenant") which places certain restrictions on the accessory living quarters to ensure the single-family residential use of the property. The Declarants desire to restrict the use of the Property to single-family residential and to put future owners on notice of the prohibition on the accessory living

C/A 9/26/05

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On Sep. 22, 2005, before me, Silvia J. Bracamonte, the undersigned, a notary public in and for said State, personally appeared Jesus Sanchez 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.

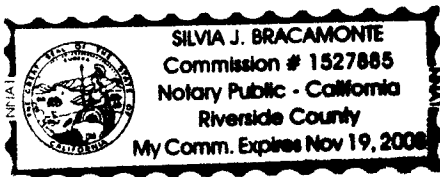


Silvia J. Bracamonte
Notary Signature

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On Sep. 22, 2005, before me, Silvia J. Bracamonte, the undersigned, a notary public in and for said State, personally appeared Maria G Sanchez 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.



Silvia J. Bracamonte
Notary Signature



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quarters from being rented or considered as a separate dwelling unit, prohibiting installation or maintenance of any kitchen facilities in the accessory living quarters, and prohibiting the use of the accessory living quarters 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, Declarants hereby covenant and agree with the City that the following restrictions shall apply to the Property:

1. The single-family residence and the accessory living quarters 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 living quarters.
4. Neither the accessory living quarters 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 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.

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



JESUS SANCHEZ
DECLARANT



MARIA G. SANCHEZ
DECLARANT



EXHIBIT "A"

All that certain real property situated in the County of Riverside, State of California, described as follows:

Those portions of Lots 2 and 4 in Block 24 of La Granada, 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 the most Southerly corner of said Lot 2;

Thence North 39°30'7" West, on the Southwesterly line of said Lot, 95.41 feet to the most Southerly corner of that certain parcel of land conveyed to Walter E. Gramps and Flora D. Gramps, husband and wife, by deed recorded August 11, 1952 in Book 1392 page 187 of Official Records of Riverside County, California;

Thence North 59°44'; East on the Southeasterly line of said Parcel, 240.47 feet, to the most Easterly corner thereof and the Southwesterly line of that certain parcel of land conveyed to William Nation and Horace L. Miller, recorded July 14, 1953 as Instrument No. 34629 of Official Records of Riverside County, California;

Thence Southeasterly, on said Southwesterly line of parcel conveyed to William Nation and Horace L. Miller, and its Southeasterly extension, to a point on the Southeasterly line of that certain parcel of land conveyed to Fred Wood and Eugenia M. Wood, husband and wife, by deed recorded January 5, 1953 in Book 1429 page 74 of Official Records of Riverside County, California;

Thence Southwesterly on the Southeasterly line of said parcel conveyed to Fred Wood and Eugenia M. Wood, to a point on the Southwesterly line of said Lot 4, said point being the most Southerly corner of said Parcel;

Thence North 39°30'7" West, on the Southwesterly line of said Lot 4, 22.5 feet to the Point Of Beginning.

DESCRIPTION APPROVAL:

Mark S. Brown 9/24/05

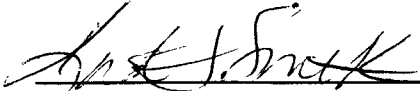
MARK S. BROWN
CITY SURVEYOR

DATE



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APPROVED AS TO FORM:



Kristi J. Smith
Deputy City Attorney

APPROVED AS TO CONTENT:



Name: Salvador Quintanilla
Planning Department

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