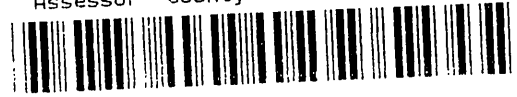


WHEN RECORDED MAIL TO:

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

Project: 6390 Hollyridge Drive
Riverside, CA
APN: 190-134-008

DOC # 2007-0194175
03/22/2007 08:00A Fee: 16.00
Page 1 of 4
Recorded in Official Records
County of Riverside
Larry W. Ward
Assessor County Clerk & Recorder



S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
			4						0
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM WB

22
C
508

COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS

(AUXILIARY DWELLING UNIT RESTRICTION)

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 19th day of February, 2007, by KIMBERLEY JOHNSON, an unmarried 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, which legal description is as follows:

Lot 32 of Tract No. 3026 as shown by map on file in Book 57, pages 14-15 of maps, records of Riverside County, California.

B. The Property, known as 6390 Hollyridge Drive, Riverside, California, is in the Single Family Residential (R-1-65) Zone.

C. Declarant has applied to the City of Riverside for a minor conditional use permit and building permit to convert an approximately 440 square-foot, two car garage into a granny flat ("auxiliary dwelling unit"), consisting of a bedroom, a bathroom, a living room and kitchen area.

D. "Auxiliary dwelling unit" is defined by Title 19 of the Riverside Municipal Code ("Zoning Code") to mean a dwelling unit located on a property zoned for single family residential use which is a subsidiary to the primary dwelling unit situated on that property.

DESCRIPTION APPROVAL

BY MARK S. BROWN 3/17/07
DATE

FOR: MARK S. BROWN
CITY SURVEYOR

C/A 999

E. Prior to the minor conditional use permit becoming effective and the issuance of building permits, the City of Riverside is requiring Declarant to execute and record a covenant limiting the occupancy of the auxiliary dwelling unit to a maximum of two persons, each of whom is sixty (60) years of age or older, assuring that the legal owner(s) of the Property will continually occupy either the primary residence or the auxiliary dwelling unit, assuring that the kitchen facilities will be removed and the unit will not be used as a separate dwelling unit should the use authorized by the minor conditional use permit cease or fail to comply with the foregoing occupancy restrictions.

F. Declarant is willing to record a covenant and agreement and declaration of restrictions ("Covenant") to put future owners and successors-in-interest on notice of the above-stated restrictions on the use and occupancy of the auxiliary dwelling unit.

NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City of Riverside for the granting of a minor conditional use permit and building permit in Planning Case P06-0262 and restricting the use of the Property to that of a single-family house with an auxiliary dwelling unit. Declarant hereby covenants and agrees with the City of Riverside that the following restrictions shall apply to the Property:

1. The number of occupants of the auxiliary dwelling unit shall be no more than two (2).
2. Each occupant of the auxiliary dwelling unit shall be sixty (60) years of age or older.
3. The legal owner(s) of the Property will continually occupy either the primary residence or the auxiliary dwelling unit.
4. The kitchen facilities will be removed from the auxiliary dwelling unit and such unit will not be used as a separate dwelling unit should the use authorized by the minor conditional use permit cease or fail to comply with the foregoing occupancy restrictions.
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.
6. The on-site covered parking required by Title 19 of the Riverside Municipal Code shall be maintained at all times.
7. The use of the auxiliary dwelling unit is only authorized in accordance with the stated terms and conditions of approval. Should the use cease or fail to comply with the terms and conditions stated in this Covenant and Agreement, the minor conditional use permit will be subject to revocation.

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



2007-0194175
03/22/2007 08:00A
2 of 4


C/A 999

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.

This Covenant and Agreement and Declaration of Restrictions 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 a writing duly recorded and executed by the Planning Director of the City of Riverside, California, or the successor to such duties.

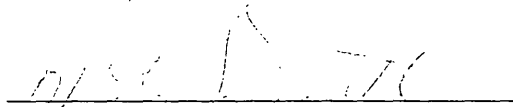
Declarant hereby represents and warrants that she has the legal power, right and actual authority to subject the Property to the restrictions, terms and conditions stated herein.

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



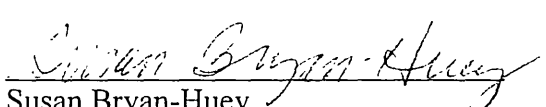
KIMBERLEY JOHNSON

APPROVED AS TO FORM:



Kristi J. Smith
Supervising Deputy City Attorney

APPROVED AS TO CONTENT



Susan Bryan-Huey
Planning Division

O:\Cycom\WPDocs\D031\P003\00078069.doc
CA: 07-0257
Rev: 02/08/07



2007-0194175
03/22/2007 08:00A
3 of 4

CIA 999

California
Civil Code 1189

(a) Any certificate of acknowledgment taken within this state shall be in the following form:

State of California

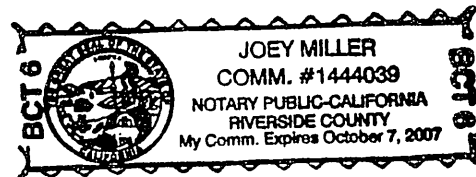
County of RIVERSIDE

On MARCH 15, 2007 before me, JOEY MILLER, NOTARY PUBLIC personally
(here insert name and title of the officer)

appeared KIMBERLEY JOHNSON 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 acknowledge 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.

Signature Joey Miller (Seal)



2007-0194175
03/22/2007 08:00A
4 of 4

51-2
CIA 999