

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

CITY CLERK  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

Project: Variance Case V-140-901  
Building Permit for  
4584 Ninth Street  
Riverside, California

RECEIVED FOR RECORD  
AT 2:00 O'CLOCK P.M.

APR - 5 1991

Recorded in Official Records  
of Riverside County, California

*Walter B. Smith*  
Recorder  
Fees \$

111760

COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS

1/19

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 5 day of April, 1991, by JAMES D. GOLDENETZ and JUDITH A. GOLDENETZ, husband and wife, hereinafter collectively referred to as "Declarants" with reference to the following facts:

A. The Declarants are the fee owners of the following described real property ("the Property") situated in the City of Riverside, County of Riverside, State of California:

Lot 12 and the Northwesterly rectangular one-half of Lot 13 of Mount Rubidoux Park, as shown by map on file in Book 19, Page 65 of Maps, records of Riverside County, California.

B. The Property, known as 4584 Ninth Street, Riverside, California, is a corner lot developed with a single-family residence. Declarants desire to convert an existing garage into a recreation room and to construct a garage addition to the detached accessory building.

C. In City of Riverside Variance Case V-140-901, Declarants seek a variance to allow the proposed addition to an accessory building that encroaches closer than 1/3 the lot depth and width to the street side and front property lines.

D. As a condition for the granting of the variance in Variance Case V-140-901, the City of Riverside is requiring the Declarants to record a covenant and agreement acceptable to the Planning and Legal Departments of the City restricting the accessory building to permitted uses only.

E. Declarants desire to restrict the use of the Property to single-family residential and to comply with a condition

DESCRIPTION APPROVAL 4/14/91

Walter B. Smith by Koz  
SURVEYOR, CITY OF RIVERSIDE

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imposed by the City of Riverside for the granting of the variance in Variance Case V-140-901.

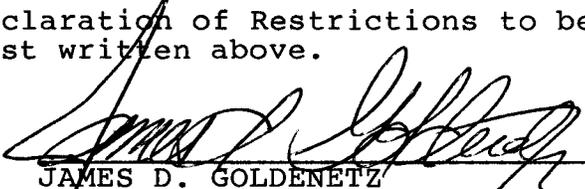
NOW, THEREFORE, for the purposes of complying with a condition imposed for the granting of a variance by the City of Riverside in Variance Case V-140-901 and restricting the use of the Property to single-family residential, Declarants hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

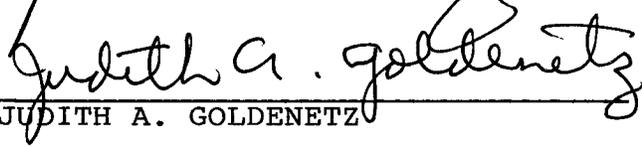
The accessory building consisting of a detached garage and recreation room shall only be used as permitted by the applicable zoning regulations of the City of Riverside. No kitchen facilities shall be permitted, maintained or installed in the accessory building. Neither the accessory building nor the existing house shall be sold, rented or leased separately from the other building. No commercial or business activity shall be conducted on the Property.

The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors and assigns. Should the City of Riverside bring an action to enforce any of the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party shall be entitled to court costs, including reasonable attorneys' fees.

This Covenant and Agreement and Declaration of Restrictions 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 City Council of the City of Riverside, California.

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

  
JAMES D. GOLDENETZ

  
JUDITH A. GOLDENETZ

APPROVED AS TO FORM:

  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Planning Department

BP/3040A/lm  
3/29/91

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) ss.

On this 5th day of April, 1991, before me,  
Cathy Emanuel, the undersigned Notary,  
Public, personally appeared James D. Goldenetz &  
Judith A. Goldenetz

personally known to me

proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) are subscribed to the  
within instrument, and acknowledged that they executed it.

WITNESS my hand and official seal.

Cathy Emanuel  
Notary's Signature

