

RECORDING REQUESTED BY:

111071

WHEN RECORDED MAIL TO:

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

Project: Variance Case V-154-890  
Building Permit for  
2190 St. Lawrence Street  
Riverside, California

RECEIVED FOR RECORD

Min. Pastl. o'clock P.M.

MAR 28 1990

Recorded in Official Records  
of Riverside County, California

*William S. Conroy*  
Recorder

Fees \$

COVENANT AND AGREEMENT  
AND DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 28 day of March, 1990, by DAN G. MCKINNEY and TINA J. MCKINNEY, husband and wife, with reference to the following facts:

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

Parcel 2 of Parcel Map 20264 as shown by map on file in Book 132, at pages 16 through 17 of Parcel Maps, records of Riverside County, California.

B. The Property located at 2190 St. Lawrence Street, Riverside, California, is now developed with a single-family house. The undersigned desire to build a 2,400 square foot accessory building located within the front half of the Property and within 90 feet of the front property line. The Property has a depth of approximately 400 feet. The zoning regulations of the City of Riverside require that the accessory building be built on one-half the lot depth back. The plans for the proposed accessory building submitted to the City of Riverside indicate the accessory building, to be used as a barn and tack room, will include a bathroom and sinks.

C. The City of Riverside as a condition of approval of the minor variance in Variance Case V-154-890 is requiring the undersigned to execute and record a Covenant and Agreement that precludes use of the accessory building as an auxiliary dwelling unit or rental unit.

DESCRIPTION APPROVAL 3/27/90  
*Henry P. Ketchum*  
SURVEYOR, CITY OF RIVERSIDE

D. The undersigned desire to restrict the use of the Property to single-family residential in accordance with the zoning therefor and to comply with a condition of approval in Variance Case V-154-890.

NOW, THEREFORE, for the purpose of complying with a condition for the approval of a minor variance in Variance Case V-154-890 and the issuance of a building permit for the accessory building at 2190 St. Lawrence Street, Riverside, California, and restricting the use of the Property to single-family residential, the undersigned hereby covenant and agree with the City of Riverside that the single-family house and the accessory building to be built on the Property shall be used as one dwelling unit; that the accessory building shall not be used as a separate living unit; that neither building shall be sold, rented or leased separately from the other building; that kitchen facilities shall not be permitted, maintained or installed in the accessory building; and that the accessory building shall not be used for any commercial purposes.

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

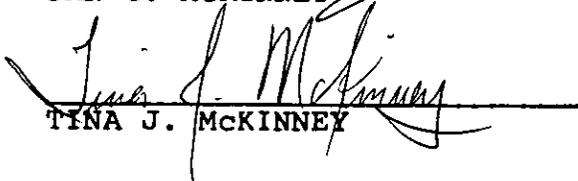
This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon the undersigned, their heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside.

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




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DAN G. MCKINNEY




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TINA J. MCKINNEY

