

RECORDING REQUESTER :

WHEN RECORDED MAIL TO:

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

Project: Building Permit for
3958 Douglass Avenue
Riverside, California

RECEIVED FOR RECORD
Min. Post. 10'clock P.M.

SEP 27 1990

Recorded in Unclassified
of Riverside County, California

Recorder
Fees \$

359435

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 25 day of September, 1990, by SERGIO G. APARICIO and OLGA L. APARICIO, husband and wife as joint tenants, 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:

Lot 7 of University Square Addition, as per plat recorded in Book 21 of Maps, Page 8, in the Office of the County Recorder of Riverside County.

B. The Property, known as 3958 Douglass Avenue, Riverside, California, is developed with a single-family house.

C. The undersigned desires to remodel an existing garage conversion at the rear of the property to provide accessory living quarters consisting of a bedroom and bathroom totalling approximately 360 square feet.

D. "Accessory living quarters" is defined by Section 19.04.020 of the Riverside Municipal Code 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 is requiring the undersigned to execute and record a Covenant and Agreement which places certain restrictions on the accessory building to ensure the single-family residential use of the property.

DESCRIPTION APPROVAL: 8/23/90
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

F. The undersigned desires to restrict the use of the Property to single-family residential and to comply with the condition imposed by the City of Riverside.

NOW, THEREFORE, for the purposes of complying with a condition of approval for issuance of a building permit by the City of Riverside and restricting the use of the Property to single-family residential, the undersigned hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

The single-family house and the accessory building containing the accessory living quarters shall be used as one dwelling unit. Neither building shall be used as a separate dwelling unit or separate living quarters from the other. Neither building shall be sold, rented or leased separately from the other building. Kitchen facilities shall not be permitted, maintained or installed in the accessory living quarters. No commercial or business activity shall be conducted on the Property. The required on-site covered parking shall be maintained at all times.

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 the undersigned, and her 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 undersigned has caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.

Sergio G. Aparicio
SERGIO G. APARICIO

Olga L. Aparicio
OLGA L. APARICIO

APPROVED AS TO FORM

Kathleen M. Gonzalez
ASST. CITY ATTORNEY

