

RECORDING REQUESTED :

WHEN RECORDED MAIL TO:

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

Project: Variance Case V-66-901  
Building Permit for  
4436 Edgewood Place  
Riverside, California

433788

RECEIVED FOR RECORD  
AT 8:30 O'CLOCK A.M.

NOV 29 1990

Recorded in Official Records  
of Riverside County, California

Records  
Fees \$

COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 28<sup>th</sup> day of November, 1990, by SHAWN J. TAYLOR and MARINA TAYLOR, 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 26 of Edgewood Place, as shown by map on file in Book 8, Page 7 of Maps, records of Riverside County, California.

B. The Property, known as 4436 Edgewood Place, Riverside, California, is developed with a single-family residence. Declarants desire to construct an approximately 1,086 square foot two-story detached garage and a room addition thereto which is to be used as a game room.

C. In City of Riverside Variance Case V-66-901, Declarants seek a variance to allow the proposed two-story accessory building to cover approximately 46% of the required rear yard area where a maximum of 35% coverage is permitted. Declarants are willing to construct a cantilevered second story totally outside of the required rear yard setback and eliminate the need for a variance to allow a two-story accessory building to encroach into the required 25-foot rear yard setback.

D. As a condition for the granting of the variance in Variance Case V-66-901, the City of Riverside is requiring the Declarants to record a covenant and agreement acceptable to the Planning and Legal Departments of the City precluding the use of the accessory structure for additional living quarters.

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

DESCRIPTION APPROVAL: 11/20/90  
George P. Hutchinson  
SURVEYOR, CITY OF RIVERSIDE

imposed by the City of Riverside for the granting of the variance in Variance Case V-66-901.

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-66-901 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 room addition shall not be used for living quarters at anytime. 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.

  
SHAWN J. TAYLOR

  
MARINA TAYLOR

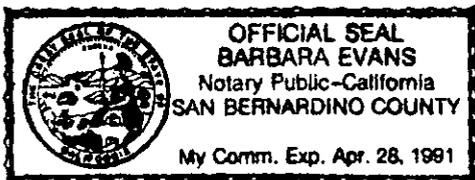
STATE OF CALIFORNIA )  
COUNTY OF San Bernardino ) ss.

On this 28<sup>th</sup> day of November, 1990 before me,  
Barbara Evans, the undersigned Notary,  
Public, personally appeared Sharon J + Marina S.  
Taylor

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.



Barbara Evans  
Notary's Signature