

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

Project: Building Permit for  
3349 Mono Drive  
Riverside, California

007355

RECEIVED FOR RECORD  
Min. Per. of clock

JAN 8 - 1992

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$ 11

COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 3rd day of January, 1992, by HANS J. KAMRATH and ELKE KAMRATH as Trustees of the KAMRATH TRUST dated April 21, 1986, 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 371 of Sungold Terrace Unit Number 6, as shown by map on file in Book 25, Pages 67 and 68 of Maps, records of Riverside County, California.

B. The Property, known as 3349 Mono Drive, Riverside, California, is developed with a single-family residence and detached garage. Declarants desire to obtain a building permit to construct a garage addition to the front of the existing garage and convert the existing garage into accessory living quarters consisting of a bedroom, bathroom and laundry or utility room.

C. As a condition for the granting of the building permit for the garage conversion and the garage addition, 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 be used as accessory living quarters pool house to permitted uses only.

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

DESCRIPTION APPROVAL 12/19/91

George P. Hutchinson  
SURVEYOR, CITY OF RIVERSIDE

imposed by the City of Riverside for the granting of the building permit.

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, Declarants hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

The accessory building converted from the detached garage and to be used as accessory living quarters 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.

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.

Hans J. Kamrath, trustee  
HANS J. KAMRATH as Trustee of the  
Kamrath Trust dated April 21, 1986

Elke Kamrath trustee  
ELKE KAMRATH as Trustee of the  
Kamrath Trust dated April 21, 1986

APPROVED AS TO FORM:

[Signature]  
Assistant City Attorney

APPROVED AS TO CONTENT:

[Signature]  
Planning Department  
BP/3442A/jm  
8/19/91

STATE OF CALIFORNIA )  
COUNTY OF Riverside ) ss.

On this 3 day of January, 1992, before me,  
PAULA FRANCES WALLACE, the undersigned Notary,  
Public, personally appeared Hans J. Kamrath,  
ELKE Kamrath

- 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.

Paula Frances Wallace  
Notary's Signature

