

RECORDING REQUESTED BY:

448866

WHEN RECORDED MAIL TO:

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

Project: Building Permit for  
1710 Huntington Street  
Riverside, California 92504

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

NOV 24 1992

Recorded in Official Records  
of Riverside County, California

Recorder  
Fees \$11  
*W. J. [Signature]*

1 1/2

COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 23rd day of November, 1992, by VEGA DEVELOPMENT CORPORATION, with reference to the following facts:

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

Parcel 4 of Parcel Map 7620 as per Map recorded in Book 29, Pages 94 and 95 of Parcel Maps, in the office of the County Recorder of Riverside County.

B. The Property, known as 1710 Huntington Street, Riverside, California, is developed with a single-family house.

C. The undersigned desires to construct a three-car garage with a second story to provide accessory living quarters consisting of two bedrooms, a game room, a studio, a bath and a wet bar.

D. A "guest house" is defined by Section 19.04.165 of the Riverside Municipal Code to mean living quarters within an accessory building located on the same premises with the main building, for use by temporary guests of the occupants of the premises, having no kitchen, 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 insure the single-family residential use of the property.

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.

DESCRIPTION APPROVAL: 11, 23, 92  
*[Signature]*  
SURVEYOR, 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 covenants and agrees with the City of Riverside that the following restrictions shall apply to the Property:

The single-family house and the accessory building used as a guest house shall be used as one dwelling unit. Neither building nor any part of either building shall be used as a separate dwelling unit or separate living quarters from the other building or any part of either building. A kitchen shall not be permitted, maintained or installed in the accessory building. Neither building nor any part of either building shall be sold, rented or leased separately from the other building or any part of either building. The accessory building used as a guest house shall not be rented or otherwise used as a separate dwelling. The accessory building used as a guest house shall only be used by temporary guests of the occupants of the Property. 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.

VEGA DEVELOPMENT CORPORATION

By *Fred A. Vick*  
 FRED A. VICK  
 Title *jm*

By *Mary L. Vick*  
 MARY L. VICK  
 Title *Sec. 2 Head*

APPROVED AS TO FORM:

*Kathleen M. Gonzale*  
 Assistant City Attorney  
 KMG/3913A/jm/sb  
 11/19/92

APPROVED AS TO CONTENT:

*Venise J. Ward*  
 Planning Department