

RECORDING REQUESTED :

123

484070

WHEN RECORDED MAIL TO:

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

Project: Building Permit for  
11215 Gramercy Place  
Riverside, California

RECEIVED FOR RECORD  
Min. Past 0 o'clock P.M.

DEC 21 1992

Recorded in Official Records  
of Riverside County, California

Recorder Fees \$ 11.08  
*W. E. [Signature]*

COVENANT AND AGREEMENT  
AND DECLARATION OF RESTRICTION

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 16 day of December 1992, by NELLIE GIL and GABRIEL V. GIL, with reference to the following facts:

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

That portion of Lot 2 in Block 68 of Tract No. 2 of La Sierra Heights shown as Parcel 3 on the map filed in Book 31, Page 97 of Record of Surveys in the office of the County Recorder of Riverside County, California.

B. The Property, known as 11215 Gramercy Place, Riverside, California, is developed with a single-family house and a detached garage connected by a breezeway.

C. The undersigned desire to convert the garage to provide accessory living quarters consisting of a bedroom, a bathroom, and a living room, and to construct a new carport.

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 be used for accessory living quarters to ensure the residential use of the property in

DESCRIPTION APPROVAL: 11/9/92  
*George P. White*  
SURVEYOR, CITY OF RIVERSIDE

QA 391

accordance with the zoning requirements of Title 19 of the Riverside Municipal Code.

F. The undersigned desire to restrict the use of the Property to permitted residential use 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 except that permitted by Title 19 of the Riverside Municipal Code for the subject zone. 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 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 undersigned have caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.

APPROVED AS TO CONTENT:

Richard E. Estman  
Planning Department

Nellie Gil  
NELLIE GIL

Gabriel Gil  
GABRIEL GIL

APPROVED AS TO FORM:

[Signature]  
Chief Assistant City Attorney

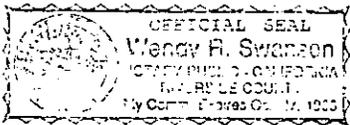
SATE OF CALIFORNIA)  
 ) ss.  
COUNTY OF RIVERSIDE)

On this 16<sup>th</sup> day of DECEMBER, 1992, before me,  
WENDY P. SWANSON, the undersigned Notary Public,  
personally appeared Nellie Gil,

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument,  
and acknowledged that she executed it.

WITNESS my hand and official seal.



Wendy P. Swanson  
Notary's Signature

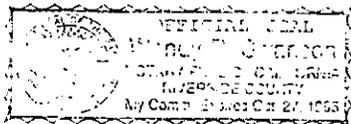
SATE OF CALIFORNIA)  
 ) ss.  
COUNTY OF RIVERSIDE)

On this 16<sup>th</sup> day of DECEMBER, 1992, before me,  
WENDY P. SWANSON, the undersigned Notary Public,  
personally appeared Gabriel Gil,

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person whose name is subscribed to the within instrument,  
and acknowledged that he executed it.

WITNESS my hand and official seal.



Wendy P. Swanson  
Notary's Signature