

RECORDING REQUESTED BY:

5026

WHEN RECORDED MAIL TO:

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

Project: Building Permit for  
10421 Wagner Way  
Riverside, California 92505

RECEIVED FOR RECORD  
AT 1:00 O'CLOCK

JAN - 6 1993

Recorded in Official Records  
of Riverside County, California

Recorder Fees \$ 11  
*Wm. [Signature]*

COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 5 day of Jan, 1993, by SALVADOR VALADEZ and GUADALUPE A. VALADEZ, husband and wife as joint tenants, 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:

Lot 56 of Castle Homes, as shown by map on file in Book 36, Pages 17 and 18 of Maps, records of Riverside County, California.

B. The Property, known as 10421 Wagner Way, Riverside, California, is developed with a single-family house.

C. The undersigned desires to construct a two-story addition to the existing single-family house to provide accessory living quarters consisting of a storage area on the first level and two bedrooms, a bath and a great room on the second level. Access to the converted accessory living quarters will be through a separate entryway without direct access to the main living area.

D. 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 living quarters to ensure the single-family residential use of the property.

E. 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 1/4/93  
*K. G. Strait*  
for SURVEYOR, CITY OF RIVERSIDE by \_\_\_\_\_

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:

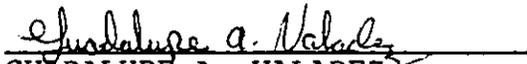
The single-family house including the two-story addition containing the accessory living quarters shall be used as one dwelling unit. Neither building nor part thereof shall be used as a separate dwelling unit or separate living quarters from the other. No part of the building shall be sold, rented or leased separately from the rest of the 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.

  
SALVADOR VALADEZ

  
GUADALUPE A. VALADEZ

APPROVED AS TO FORM:

  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
Planning Department

