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WHEN RECORDED MAIL TO:

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

Project: Building Permit for  
4045 Paden Street  
Riverside, California

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

MAR 15 1993

Recorded in Official Records  
of Riverside County, California

Recorder Fees \$ 14

COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 11 day of MARCH, 1993, by GEORGE RODRIGUEZ and PATRICIA RODRIGUEZ, husband and wife, the owners of record of the following described real property ("the property") situated in the City of Riverside, County of Riverside, State of California:

Lot 84 of Zak Rancho Tract as shown by maps on file in book 25, pages 83 and 84 of Maps, records of Riverside County California.

WHEREAS the property is developed with a single-family house and a detached accessory building which was a garage which has been converted to accessory living quarters; and

WHEREAS the undersigned desire to obtain all the appropriate approvals and permits and make the necessary modifications and additions to make the use of the property a lawful use; and

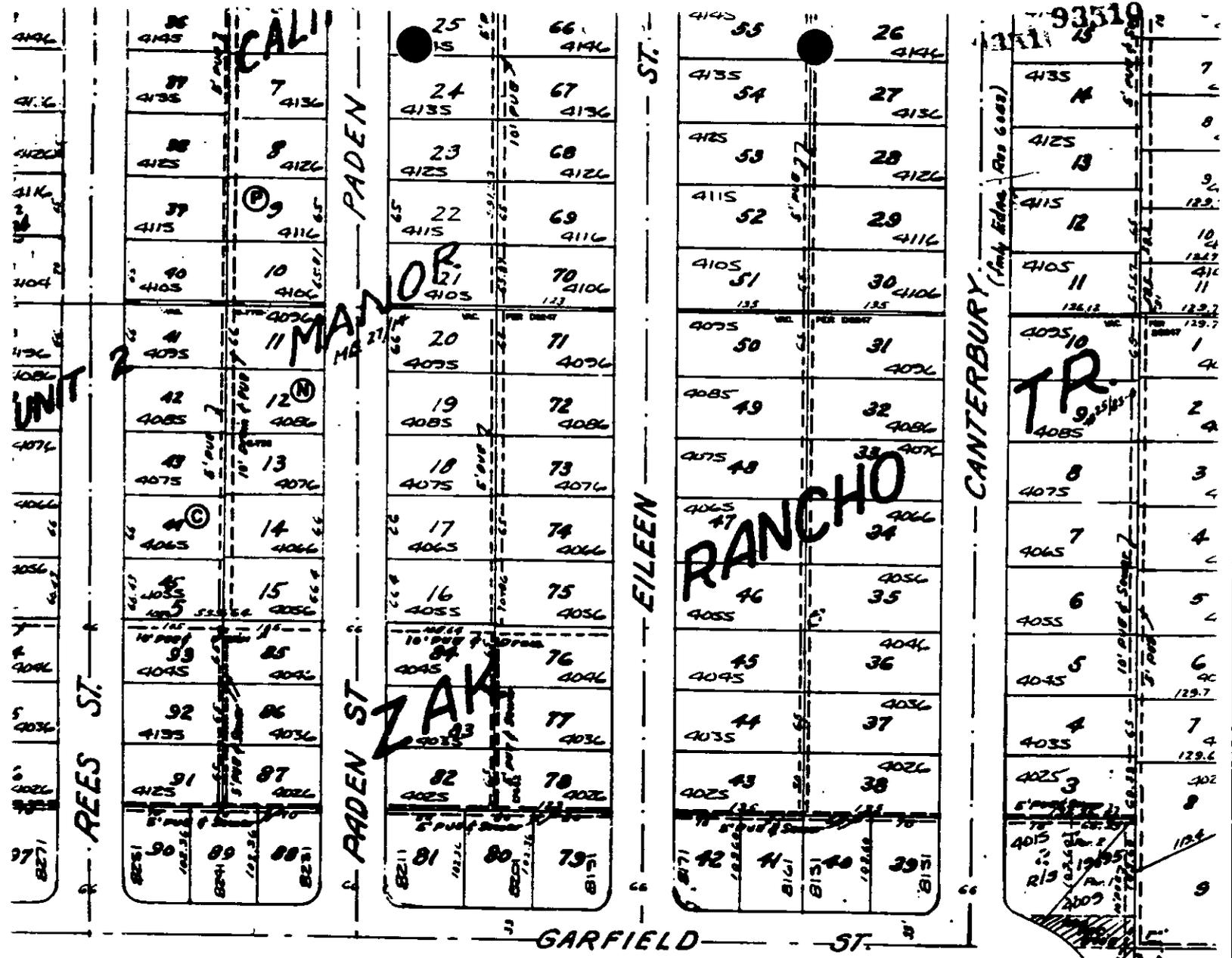
WHEREAS the City of Riverside has conditioned the issuance of approvals and permits upon the execution and recordation of a Covenant and Agreement and Declaration of Restrictions which restricts the use of the property to single-family residential and the use of the accessory building to accessory living quarters which are defined in Section 19.04.020 of the Riverside Municipal Code as follows:

"'Accessory living quarters' means 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", and

WHEREAS the undersigned desire to comply with the condition established by the City of Riverside and to restrict the use of the property to single-family residential and the use of the accessory building to accessory living quarters;

DESCRIPTION APPROVAL 3/15/93  
George P. White  
SURVEYOR, CITY OF RIVERSIDE

*[Handwritten mark]*



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NOW, THEREFORE, the undersigned hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the property:

1. The accessory building shall be used as accessory living quarters.
2. The kitchen facilities shall be removed from the accessory building. Kitchen facilities shall not be permitted, maintained or installed in the accessory living quarters.
3. At least one parking space shall be provided on the property within a private garage or carport. The required on-site covered parking shall be maintained at all times.
4. The single-family house and the accessory building containing the accessory living quarters 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. 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 terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors or assigns. Should the City 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 reasonable attorneys' fees and expert witnesses' fees and other reasonable costs of suit.

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, their heirs, successors and assigns, and shall continue in effect until such time as it is 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.

George Rodriguez  
GEORGE RODRIGUEZ

Patricia Rodriguez  
PATRICIA RODRIGUEZ

APPROVED AS TO FORM:

Kathleen M. Brown this signature does not constitute  
Assistant City Attorney

APPROVED AS TO CONTENT:

David Lewis this signature does not constitute  
Planning Department

KG/3782A/sb  
8/26/92

OFFICIAL SEAL

Adriana B. Allende  
ADRIANA B. ALLENDE  
NOTARY PUBLIC - CALIFORNIA  
NOTARY BOND FILED IN  
RIVERSIDE COUNTY  
My Commission Expires December 2, 1994

ALLENDE, NOTARY PUBLIC