

164056

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO;

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

Project: Building Permit for
3757 Castle Reagh Place
Riverside, California 92506

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAY - 3 1993

ME
Recorded in Official Records
of Riverside County, California
Walt Blundy Recorder
Fees \$

11/2

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS
is made and entered into this 26 day of April
1993, by JAVIER ROSALES AND LETICIA A. ROSALES, 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 9, Castle Reagh, in the County of Riverside,
State of California, as shown by map on file in
Book 10, page 92 of Maps, in the Office of the County
Recorder of said County.

B. The Property, known as 3757 Castle Reagh Place,
Riverside, California, is developed with a single-family house.

C. The undersigned desire to construct a two-story detached
garage and auxiliary living area to provide accessory living
quarters consisting of a game room and bath constructed above a
two-car garage and laundry room.

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

DESCRIPTION APPROVAL: 4, 30, 93
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

to execute and record a Covenant and Agreement which places certain restrictions on the accessory building to ensure the single-family residential use of the property.

F. Tthe undersigned desire to restrict the use of the Property to single-family residential and to comply with the condition imposed by the City of Riverside.

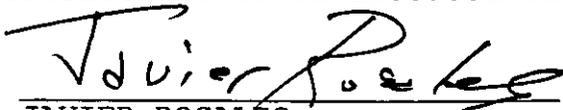
NOW, THEREFORE, for the purpose of complying with a condition of approval for issuance of a building permit by the City of Riverside and restricting the use of the Property to single-family residential, the undersigned hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

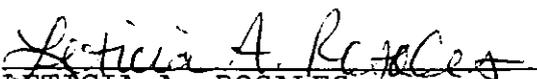
The single-family house and the accessory building containing the accessory living quarters shall be used as one dwelling unit. Neither building shall be used as a separate dwelling unit or separate living quarters from the other. Neither building shall be sold, rented or leased separately from the other building. Kitchen facilities shall not be permitted, maintained or installed in the accessory living quarters. 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.


 JAVIER ROSALES


 LETICIA A. ROSALES

APPROVED AS TO CONTENT:

Michael L. McCoy
Planning Department
MICHAEL L. MCCOY
ASSOCIATE PLANNER

APPROVED AS TO FORM:

Kathleen M. Gougeon
Assistant City Attorney

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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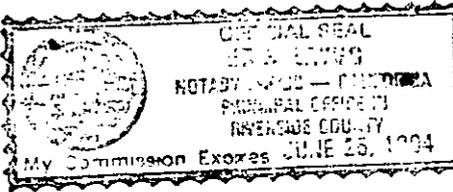
No. 5193

State of CALIFORNIA
County of RIVERSIDE

On 26th day April 1993 before me, ED A. LAMUG
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared JAVIER ROSALES & LETICIA A. ROSALES
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL S
- CORPORATE OFFICER(S)
- TITLE(S) _____
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:
TITTLE OR TYPE OF DOCUMENT Deed of Conveyance
NUMBER OF PAGES 3 DATE OF DOCUMENT 4/26/93
Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.
SIGNER(S) OTHER THAN NAMED ABOVE _____