

2

RECORDING REQUESTED BY:

192383

WHEN RECORDED MAIL TO:

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

Project: Building Permit for  
3478 Laura Lane  
Riverside, California

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

MAY 24 1993

Recording an Official Record of  
of Riverside County, California

W. J. [Signature]  
Recorder  
Fees \$ 14

COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 22nd day of May, 1993, by Tim D'Agostin and Rhonda D'Agostin, husband and wife as joint tenants, 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 25 of Seid Tract No. 2, as shown by map on file in Book 26 of Maps, at pages 5 and 6 thereof, in the office of the County Recorder of Riverside County.

WHEREAS the Property is developed with a single family house and a detached garage (an accessory building); and

WHEREAS the undersigned desire to build an addition to the detached garage which addition will be used as accessory living quarters; and

WHEREAS the City of Riverside has conditioned the issuance of building permits for the addition upon the execution and recordation of this Covenant and Agreement and Declaration of Restrictions which restricts the use of the Property to single-family residential and the use of the addition to accessory living quarters so that the Property will not mistakenly be used as two dwelling units; as one primary dwelling unit and one auxiliary dwelling unit; or for commercial or business activity; and

WHEREAS accessory living quarters shall mean living quarters

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DESCRIPTION APPROVAL 5/21/93  
Kenneth G. Strait by \_\_\_\_\_  
SURVEYOR, CITY OF RIVERSIDE

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

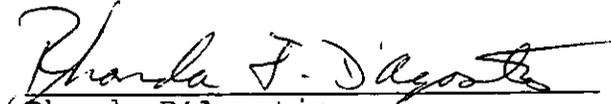
WHEREAS the undersigned desire to comply with the condition established by the City of Riverside and to restrict the use of the Property to single-family residential and the use of the addition to the garage to accessory living quarters;

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

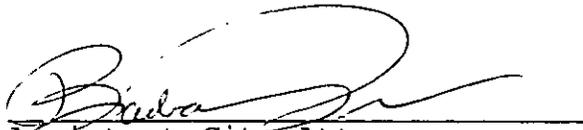
1. The addition to the garage shall be used as accessory living quarters.
2. Kitchen facilities shall not be permitted, maintained or installed in the accessory living quarters. Only one kitchen is permitted on the Property.
3. The single-family house and the accessory building containing the garage and 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.
4. No commercial or business activity shall be conducted on the Property.
5. On-site covered parking as required by the City of Riverside shall be provided and maintained on the Property.
6. 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.
7. 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 have caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.

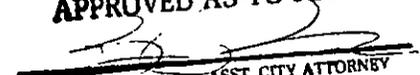
  
Tim D'Agostin

  
Rhonda D'Agostin

APPROVED AS TO FORM:

  
Assistant City Attorney

APPROVED AS TO FORM

  
ASST. CITY ATTORNEY

CT/SB  
5/20/93