

151929

WHEN RECORDED MAIL TO:

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

Project: Building Permit for  
3456 Sun Court  
Riverside, California

RECEIVED FOR RECORD  
AT 8:00 O'CLOCK

APR 12 1994

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$



COVENANT AND AGREEMENT AND  
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 6<sup>th</sup> day of April, 1994, by EFREN ARGUELLO, a single man, ("Declarant") with reference to the following facts:

A. Declarant is the fee owner of the following described real property ("the Property") situated in the City of Riverside, County of Riverside, State of California:

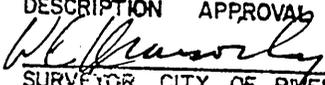
Lot 19 of Anderson Park Tract as shown by map on file in Book 30 of Maps, at pages 85 and 86 thereof, records of Riverside County, California.

B. The Property, known as 3456 Sun Court, Riverside, California, is developed with a single-family residence and attached garage. Declarant proposes to construct an addition to the residence to be used as accessory living quarters containing a living area, bedroom and bathroom. The required off-street parking will be provided by the attached garage.

C. As the building addition to be used as accessory living quarters has no interior access to the primary residence and may be entered only through a separate outside entryway, the City of Riverside is requiring Declarant to execute and record a Covenant and Agreement which places certain restrictions on the Property to ensure the single-family residential use of the Property so that the single-family residence and addition 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.

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

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DESCRIPTION APPROVAL 4/16/94  
 by Kap  
SURVEYOR, CITY OF RIVERSIDE

CA 923

premises with the main building, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling.

NOW, THEREFORE, for the purposes of complying with a condition imposed by the City of Riverside for issuance of a building permit, and restricting the use of the Property to single-family residential, Declarant hereby covenants and agrees with the City of Riverside that the following restrictions shall apply to the Property:

1. The single-family house and the building addition to be used as accessory living quarters shall be used as one dwelling unit.

2. No kitchen facilities shall be permitted, maintained or installed in the building addition to be used for accessory living quarters.

3. Neither the building addition to be used as accessory living quarters nor the existing house shall be sold, rented or leased separately from the other.

4. Except as otherwise permitted by the provisions of Title 19 of the Riverside Municipal Code, no commercial or business activity shall be conducted on the Property.

5. The on-site covered parking required by Title 19 of the Riverside Municipal Code shall be maintained at all times.

6. 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.

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 Declarant, his heirs, successors and assigns, and shall continue in effect until such time as released by the Planning Director of the City of Riverside, California.

IN WITNESS WHEREOF Declarant has caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.

  
\_\_\_\_\_  
Efren Arguello

APPROVED AS TO CONTENT:

Richard E. Hartman  
Planning Department

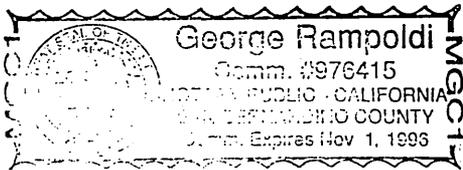
APPROVED AS TO FORM:

[Signature]  
Assistant City Attorney

State of California )  
County of \_\_\_\_\_ ) ss

On \_\_\_\_\_, before me, the undersigned, a notary public in and for said State personally appeared \_\_\_\_\_

\_\_\_\_\_ 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

STATE OF CALIFORNIA COUNTY OF RIVERSIDE	} ss.	RIGHT THUMBPRINT (OPTIONAL) TOP OF THUMB HERE 151929
On 04-06-94 before me, GEORGE RAMPOLDI <small>(Name, title of officer-i.e., "Jane Doe, Notary Public")</small>		
personally appeared EFREN ARGUELLO		
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
<small>ACKNOWLEDGMENT—All Purpose with Fingerprint—Wolcotts Form 63238—Rev. 12-92          ©1992 WOLCOTT'S FORMS, INC. (price class 8-2)</small>		