

WHEN RECORDED MAIL TO:

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

Project: Building Permit for
3769 Shamrock Avenue
Riverside, California

329910

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

AUG 24 1994

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ 11

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 25th day of July, 1994, by PEDRO TREJO and CATALINA TREJO, husband and wife, ("Declarants") with reference to the following facts:

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A. Declarants are the fee owners of the following described real property ("the Property") situated in the City of Riverside, County of Riverside, State of California:

Lot 8 of Valley View Tract, as shown by map on file in Book 8 of Maps, at page 8 thereof, records of Riverside County, California.

B. The Property, known as 3769 Shamrock Avenue, Riverside, California, is developed with a single-family residence and accessory building used as a garage. The garage is being converted to accessory living quarters containing a living room, two bedrooms and bathroom. The required off-street parking will be provided by a carport to be attached to the accessory building being converted to living quarters.

C. As a condition for the issuance of a building permit for the Property, the City of Riverside is requiring Declarants 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 accessory building to be used as accessory living quarters 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 premises with the main building, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling.

DESCRIPTION APPROVAL
7.1.94
SURVEYOR, CITY OF RIVERSIDE

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

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

2. No kitchen facilities shall be permitted, maintained or installed in the accessory building.

3. Neither the accessory building nor the existing house shall be sold, rented or leased separately from the other.

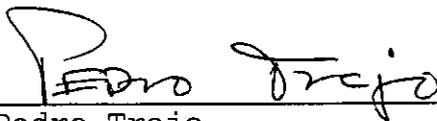
4. Except as otherwise permitted by the provisions of Title 19 of the Riverside Municipal Code, no commercial or business activity shall be conducted on the Property.

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

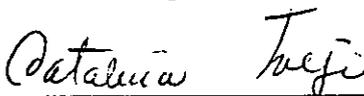
6. The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors and assigns. Should the City of Riverside bring an action to enforce any of the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party 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 Declarants, their 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 Declarants have caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.



 Pedro Trejo



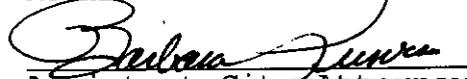
 Catalina Trejo

APPROVED AS TO CONTENT:



 Planning Department

APPROVED AS TO FORM:



 Assistant City Attorney