

409792

WHEN RECORDED MAIL TO:

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

Project: Building Permit
3891 Strong Street
Riverside, California

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

OCT 26 1994

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$

AM

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 25th day of October, 1994, by GUILLERMO POZO and LILY ISABEL POZO, husband and wife ("Declarants") with reference to the following facts:

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:

That portion of Lots 69 and 70 of the lands of the Southern California Colony Association as shown by map recorded in Book 7, page 3 of Maps, in the Office of the County Recorder of San Bernardino County, California, described as follows:

Beginning at the most westerly corner of the southeasterly rectangular 25 feet of said Lot 70;

Thence southeasterly on the southwesterly line of said Lots 69 and 70, a distance of 70 feet;

Thence northeasterly and parallel with the northwesterly line of said Lot 69, a distance of 175 feet;

Thence northwesterly and parallel with said southwesterly line of Lots 69 and 70, a distance of 70 feet to the northwesterly line of said southeasterly rectangular 25 feet of Lot 70;

Thence southwesterly along said northwesterly line of said southeasterly rectangular 25 feet of Lot 70, a distance of 175 feet to the Point of Beginning.

DESCRIPTION APPROVAL
10/21/94
M.S. Brown
SURVEYOR, CITY OF RIVERSIDE



B. The Property, known as 3891 Strong Street, Riverside, California, is developed with a single-family residence with a detached accessory building. The accessory building contains a carport, storage rooms, utility room and a bathroom. Declarants are seeking a building permit to legalize the existing uses of the accessory building.

C. As the accessory building includes separate rooms which are connected to a bathroom, the City of Riverside as a condition to the issuance of the building permit 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 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.

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 shall be permitted, maintained or installed in the accessory building.
3. Neither the single-family house nor the accessory building 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.

Guillermo Pozo
Guillermo Pozo

Lily Isabel Pozo
Lily Isabel Pozo

APPROVED AS TO CONTENT:

Planning Department
Planning Department

APPROVED AS TO FORM:

Assistant City Attorney
Assistant City Attorney

State of California)
County of Riverside) ss

On 10/25/94, before me, the undersigned, a Notary Public in and for said State, personally appeared Guillermo Pozo & Lily ISABEL POZO

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.

Braulia Delgado Ilo
Signature

