

190836
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WHEN RECORDED MAIL TO:

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

MAY 23 1996

Recorded in Official Records
of Riverside County, California

Recorder 12.
Fees \$ 12.

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Project: Plan Check
3460 Trinity Court
Riverside, California

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 22 day of May, 1996, by FRANKLIN R. LEE, an unmarried 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 231 of Harmony Dale Tract Unit No. 3 as shown by map on file in Book 32, Page 11 of Maps, records of Riverside County, California.

B. The Property, known as 3460 Trinity Court, Riverside, California, is in the Single Family Residential ("R-1-65") Zone and is developed with a single-family residence with attached garage.

C. Declarant has filed an application with the City of Riverside ("City") for a building permit to construct an addition to the existing residence, which addition will include a bedroom, sewing room, living area and bathroom (collectively, "addition"). The addition may be entered only through the existing family room of the residence.

D. As a condition to the approval by the City of the plans for the proposed addition, Declarant is required to record a covenant and agreement restricting use of the addition to permitted accessory uses to the main residence and indicating

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DESCRIPTION APPROVAL
K. D. Strout 5/22/96
SURVEYOR, CITY OF RIVERSIDE by

for

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that the addition shall not be used as a separate dwelling unit and that no second kitchen is permitted.

E. Declarant desires to record a covenant and agreement acceptable to the City which meets the above-referenced condition and restricts the use of the Property for single-family residential so that the Property will not mistakenly be used for two dwelling units, for one primary dwelling unit and one auxiliary dwelling unit, or for commercial or business activity.

NOW, THEREFORE, for the purpose of complying with a condition of approval by the City of Riverside of the plans for the addition to the residence on the Property 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 room addition shall be used as one dwelling unit, and that the room addition will not be used as a second dwelling unit.

2. Neither the existing residence nor the room addition shall be sold, rented or leased separately from the other.

3. Only one kitchen shall be permitted, maintained or installed in the single-family residence including the addition. No second kitchen shall be permitted on the Property.

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, by a writing duly recorded.

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

Franklin R. Lee
Franklin R. Lee

Approved as to Content:

[Signature]
Planning Department

Approved as to Form:

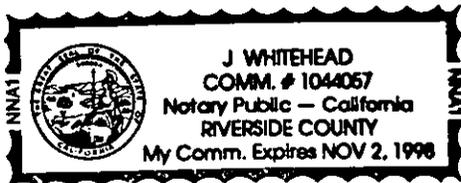
[Signature]
Assistant City Attorney

State of California)
County of Riverside) ss

On May 22, 1996, before me, the undersigned, a Notary Public in and for said State, personally appeared

Franklin R. Lee
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