

51-4
433009

WHEN RECORDED MAIL TO:

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

Project: Plan Check for
6936 Hillside Avenue
Riverside, California

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

NOV 25 1997

Recorded in Official Records
of Riverside County, California

Recorder

Fees \$ _____

FOR RECORDER'S OFFICE USE ONLY

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS ("Covenant") is made and entered into this 20th day of November, 1997, by JOSE GRANADOS and HERMELINDA GRANADOS ("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:

Lot 3 of Tract 3176 as shown by map on file in Book 53 of Maps, at pages 12 and 13 thereof, records of Riverside County, California.

B. The Property, known as 6936 Hillside Avenue, Riverside, California, is in the Single Family Residential ("R-1-65") Zone and is developed with a single-family residence and an accessory building originally built as a garage. Declarants propose to add an addition to the accessory building for use as storage and to construct a carport located between the main residence and the accessory building being used as a garage. The accessory building includes a bathroom and may be used for accessory living quarters.

C. "Accessory living quarters" is defined by the Riverside Zoning 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.

D. As a condition to the issuance of the building permits for the construction of the addition to the accessory building, the conversion of the garage and the construction of the carport, the City of Riverside is requiring Declarants to execute and record a covenant and agreement which places certain restrictions on the Property to

DESCRIPTION APPROVAL: 11.17.97
SURVEYOR CITY OF RIVERSIDE

ensure the single-family residential use of the Property so that the single-family residence and the 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 purpose of complying with conditions imposed by the City of Riverside for the issuance of building permits for the further development of the Property, 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 being converted from a garage shall be used as one dwelling unit.

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

3. Neither the accessory building nor the main residence 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 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, the prevailing party shall be entitled to court costs, including reasonable attorneys' fees.

7. This Covenant 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 by a writing duly recorded.

IN WITNESS WHEREOF Declarants have caused this Covenant to be duly executed the day and year first written above.

Jose Granados
JOSE GRANADOS

Hermelinda Granados
HERMELINDA GRANADOS

Approved as to Content:

D. T. D. D.
Planning Department

Approved as to Form:

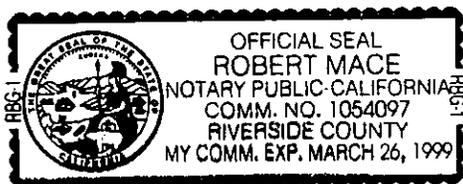
Sullivan
Assistant City Attorney

State of CALIFORNIA)
County of RIVERSIDE) ss

On NOVEMBER 20 1997, 1997, before me, the undersigned, a notary public in and for said State, personally appeared

JOSE GRANADOSA AND HERMELINDA GRANADOS
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

State of)
County of) ss

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