

WHEN RECORDED MAIL TO:

City Clerk  
City of Riverside  
City Hall, 3900 Main Street  
Riverside, California 92522

Project: VR-181-990  
3140 Dolores Street  
Riverside, California 92504

DOC # 2000-342754

08/31/2000 08:00A Fee:NC

Page 1 of 4

Recorded in Official Records

County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



M	S	U	PAGE	SIZE	DA	PCOR	NOCOR	SMF	MISC.
	1		4						
					5			✓	LC
A	R	L			COPY	LONG	REFUND	NCHG	EXAM

(5)

COVENANT AND AGREEMENT  
AND DECLARATION OF RESTRICTIONS

C  
LC

(SINGLE FAMILY DWELLING RESTRICTION)

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 17 day of August, 2000, by **RAMON M. CABRERA and TERESA J. CABRERA**, husband and wife ("Declarants"), with reference to the following facts:

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

All of Lot 16 in Block "C" of SANTA MARGARITA HEIGHTS TRACT, as shown by map on file in Book 17 page 53 of maps, records of Riverside County, California

B. The Property, known as 3140 Dolores Street, Riverside, California, is in the Single-family Residential Zone ("R-1-65") and is developed with a single family residence and a non-conforming detached garage of approximately 280 square-feet.

C. Declarants propose to add onto the existing non-conforming detached garage a storage room and a bathroom consisting of a total of approximately ninety square-feet.

D. Declarants have applied to the City of Riverside for an administrative variance to allow the proposed addition to the existing non-conforming detached garage, which encroaches three feet into the required five-foot side yard setback.

E. As a condition of approval and issuance of building permits, the City of Riverside is requiring Declarants to execute and record a covenant assuring that the detached garage will be limited to use which is incidental to the main residence and prohibiting the detached garage from being rented

DESCRIPTION APPROVAL 8/2/00  
Walter R. Orso  
SURVEYOR, CITY OF RIVERSIDE

for

or otherwise used as a separate dwelling.

F. Declarants are willing to record a covenant and agreement and declaration of restrictions (“Covenant”) to put future owners on notice of the limitation on the use of the detached garage and the prohibition of renting or using it as a separate dwelling.

NOW, THEREFORE, for the purposes of complying with a condition imposed by the City of Riverside for the granting of the administrative variance and the issuance of building permits, and restricting the use of the detached garage to a solely uses compatible with the definition of “garage, private” under Title 19 of the Riverside Municipal Code and prohibiting the detached garage from being converted into living space without obtaining the appropriate permits and paying the appropriate fees, Declarants hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

1. The detached garage shall be limited to uses which are incidental to the main residence and compatible with the definition of “garage, private” under Title 19 of the Riverside Municipal Code.
2. The detached garage will not be converted into living space without obtaining the appropriate permits and paying the appropriate fees.
3. The detached garage will not be rented or otherwise used as a separate dwelling.
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 or assigns. Should the City of Riverside bring an action to enforce the terms of the Covenant and Agreement and Declaration of Restrictions, the prevailing party shall be entitled to reasonable attorneys' fees, expert witness fees, and reasonable costs of suit.
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, or the successor to the duties of such official, of the City of Riverside, California, by a writing duly recorded.



IN WITNESS WHEREOF, Declarants have caused this Covenant and Agreement to be executed as of the day and year first written above.

  
Ramon M. Cabrera

  
Teresa J. Cabrera

APPROVED AS TO FORM:

  
Deputy City Attorney

APPROVED AS TO CONTENT:

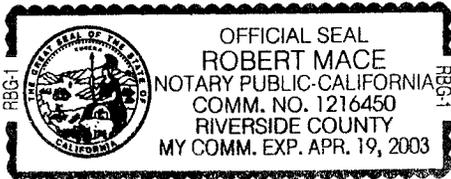
  
Planning Department



STATE OF CALIFORNIA )  
 )  
COUNTY OF RIVERSIDE )

On August 17, 2000, before me, ROBERT MACE, the undersigned, a notary public in and for said State, personally appeared RAMON CASPERA personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

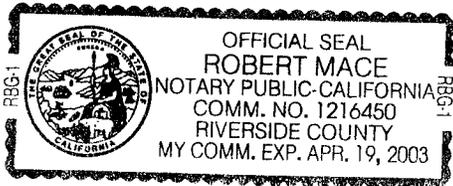


  
\_\_\_\_\_  
Notary Public

STATE OF CALIFORNIA )  
 )  
COUNTY OF RIVERSIDE )

On August, 2000, before me, ROBERT MACE, the undersigned, a notary public in and for said State, personally appeared TERESA CABRERA personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



  
\_\_\_\_\_  
Notary Public

