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Recorded in Official Records  
County of Riverside

Gary L. Orso  
Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

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

Project: 8006 California Avenue  
Riverside, California

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COVENANT AND AGREEMENT  
AND DECLARATION OF RESTRICTIONS  
FOR ACCESSORY LIVING QUARTERS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 26 day of March, 2002, by John Dahl, trustee of the John Dahl Family Trust dated November 16, 1993 ("Declarant"), with reference to the following facts:

A. Declarant is the fee owner of the real property (the "Property") situated in the City of Riverside, County of Riverside, State of California, described as follows:

Lot 44 of Ray Subdivision, as by Map on file in Book 24, Page 79 of Maps, records of Riverside County, California.

B. The Property, known as 8006 California Avenue, Riverside, California, is developed with a single-family residence.

C. The Property is also developed with an approximately 37'6" x 16' detached accessory living quarters consisting of two (2) separate rooms, each room containing a living area, bathroom and closet ("Accessory Living Quarters"). The rooms are connected only by a common wall. Access to the Accessory Living Quarters is through separate entrances for each room and separate from the main residence. The Accessory Living Quarters are currently nonconforming.

D. "Accessory living quarters" is defined by Title 19 of the Riverside Municipal Code ("Zoning Code"), Section 19.04.020 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 3/22/02  
K. Street  
SURVEYOR, CITY OF RIVERSIDE by ---

E. As a condition for the issuance of a building permit for the Property to establish conformance with the Riverside Municipal Code, the City of Riverside ("City") is requiring the Declarant to execute and record a Covenant and Agreement which places certain restrictions on the Accessory Living Quarters to ensure the single-family residential use of the property. The Declarant desires to restrict the use of the Property to single-family residential and to comply with the conditions imposed by the City.

NOW, THEREFORE, for the purpose of complying with a condition of approval for issuance of a building permit by the City, and restricting the use of the Property to single-family residential, Declarant hereby covenants and agrees with the City that the following restrictions shall apply to the Property:

1. The single-family house and the Accessory Living Quarters shall be used as one dwelling unit.
2. Neither building shall be used as a separate dwelling unit or separate living quarters from the other.
3. Neither building shall be sold, rented or leased separately from the other building.
4. Kitchen facilities shall not be permitted, maintained or installed in the Accessory Living Quarters.
5. No commercial or business activity shall be conducted on the Property.

The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City, its successors or assigns. Should the City 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 reasonable attorneys' fees, expert witness fees, and reasonable costs of suit.

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.

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

John Dahl, trustee  
John Dahl, trustee  
of the John Dahl Family Trust  
dated November 16, 1993

APPROVED AS TO CONTENT:

Susan Woodbury  
Planning Department

APPROVED AS TO FORM:

Mark Smith  
Deputy City Attorney

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CA 02-0708



State of California )

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County of Riverside )

On March 26, 2002, before me, the undersigned, a notary public in and for said State personally appeared John Dahl 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.

D. Shipley  
Signature

