

WHEN RECORDED MAIL TO:

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

Project: 4404 Eleventh Street  
Riverside, CA 92501

DOC # 2004-0672213

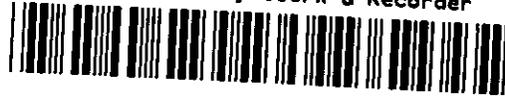
08/25/2004 08:00A Fee:19.00

Page 1 of 5

Recorded in Official Records  
County of Riverside

Gary L. Orso

Assessor, County Clerk & Recorder



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COVENANT AND AGREEMENT  
AND DECLARATION OF RESTRICTIONS

(SINGLE FAMILY DWELLING RESTRICTION)

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THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 29<sup>th</sup> day of July, 2004, by **MARISHA L. VANDENBERG**, a married woman as her sole and separate property ("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 1 of Rosenthal Subdivision of Block 11, in the City of Riverside, County of Riverside, State of California, as per Map recorded in Book 5, Page 48 of Maps, in the Office of the County Recorder of said San Bernardino County.

B. The Property, known as 4404 Eleventh Street, Riverside, California, is in the Single Family Residential ("R-1-65") Zone and is developed with a single family residence.

C. Declarant proposes to legalize conversion of a one-car garage to a guest house which will consist of a living room and a bathroom and to construct a one-car carport at the rear of the property.

D. As a condition for the issuance of a building permit for the Property, the City of Riverside ("City") is requiring Declarant to execute and record this Covenant and Agreement and Declaration of Restrictions ("Covenant") which places certain restrictions on the use of the accessory building to that which is incidental to the main residence. The Declarant desires to restrict the use of the Property to single-family residential and to put future owners on notice of the prohibition on the detached accessory building from being rented or considered as a separate dwelling unit, prohibiting installation or maintenance of any kitchen facilities in the accessory building, and prohibiting the use of the accessory building for commercial or business activity not authorized by Title 19 of the Riverside Municipal Code.

DESCRIPTION APPROVED  
2004  
CITY OF RIVERSIDE

CIA 905

NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City for the issuance of a building permit, 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:

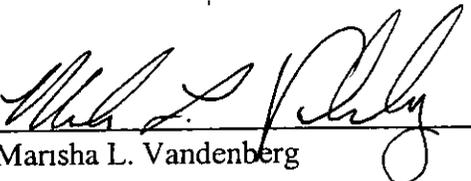
1. The single-family residence and the accessory building shall be used as one dwelling unit.
2. No kitchen facilities shall be permitted, maintained or installed in the accessory building.
3. Neither the attached accessory building nor the main residence shall be sold, rented or leased separately from the other building.
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.

The terms of this Covenant may be enforced by the City, its successors or assigns. Should the City bring an action to enforce the terms of this Covenant, the prevailing party shall be entitled to reasonable attorneys' fees, expert witness fees, and reasonable costs of suit.

This Covenant shall run with the land and each and all of its terms shall be binding upon Declarant, her 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 to be executed as of the day and year first written above.

  
\_\_\_\_\_  
Marisha L. Vandenberg

I, Richard Vandenberg spouse of Marisha L. Vandenberg, agree to the granting and recordation of this covenant.

By:   
\_\_\_\_\_  
Rich Vandenberg

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Deputy City Attorney

APPROVED AS TO CONTENT:

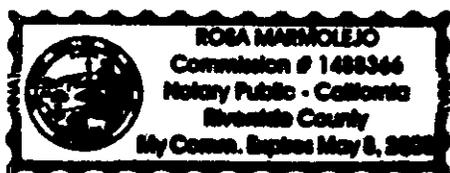
  
\_\_\_\_\_  
Planning Department



STATE OF CALIFORNIA )  
 )ss  
COUNTY OF RIVERSIDE )

On July 29, 2004, before me, Rosa Marmolejo, Notary Public, the undersigned, a notary public in and for said State, personally appeared Marisha L + Richard Vandenberg 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.



Rosa Marmolejo  
Notary Signature



2004-0672213  
08/25/2004 05 00P

CIA 905



GARY L. ORSO  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P O Box 751  
Riverside, CA 92502-0751  
(909) 486-7000

<http://riverside.asrclkrec.com>

### NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Rosa Marmolejo

Commission #: 1488366

Place of Execution Riverside County

Date Commission Expires: May 8, 2008

Date Aug 25 2004

Signature: *Marisha Vandenberg*

Print Name. Marisha Vandenberg

