



WHEN RECORDED MAIL TO:

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

Project: 8955 Arlington Avenue  
Riverside, CA 92506

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COVENANT AND AGREEMENT  
AND DECLARATION OF RESTRICTIONS



(SINGLE FAMILY DWELLING RESTRICTION)

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 18 day of 06, 2005, by **ROBERT PAZ** and **EVELIN PAZ**, husband and wife ("Declarants"), with reference to the following facts:

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

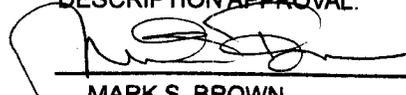
Lot 2 of Arlington North Subdivision unit no. 1, as shown by map on file in book 26, pages 38 through 40 of maps, records of Riverside County.

B. The Property, known as 8955 Arlington Avenue, Riverside, California, is in the Restricted Multiple-family Residential ("R-3") Zone and is developed with a single family residence.

C. Declarants propose to construct a 634 square foot guest house consisting of a living room, two bedrooms, and a bathroom ("accessory building").

D. As a condition for the issuance of a building permit for the Property, the City of Riverside ("City") is requiring Declarants to execute and record this Covenant and Agreement and Declaration of Restrictions ("Covenant") which places certain restrictions on the accessory building to ensure its use. The Declarants desire 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 used as habitable space, 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 APPROVAL:

 6/15/05  
MARK S. BROWN DATE  
CITY SURVEYOR

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, Declarants hereby covenant and agree 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 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.

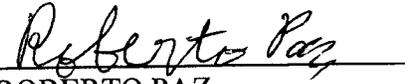
The terms of this Covenant may be enforced by the City, its successors or assigns. Should the City bring an action to enforce the terms of this Covenant, the prevailing party shall be entitled to reasonable attorneys' fees, expert witness fees, and reasonable costs of suit.

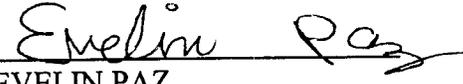
This Covenant shall run with the land and each and all of its terms shall be binding upon Declarants, their heirs, successors and assigns, and shall continue in effect until such time as released by the Planning Director of the City of Riverside, California, by a writing duly recorded.

*[Rest of page left intentionally blank]*



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

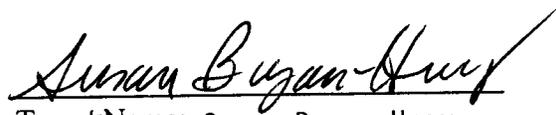
  
ROBERTO PAZ

  
EVELIN PAZ

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

  
Kristi J. Smith  
Deputy City Attorney

  
Typed Name: Susan Bryan-Huey  
Planning Department

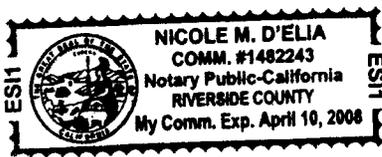
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CA: 05-1205  
05/26/05



STATE OF CALIFORNIA )  
 )ss  
COUNTY OF RIVERSIDE )

On 6-18, 2005, before me, Nicole D'Elia, the undersigned, a notary public in and for said State, personally appeared Eva + Roberto PAZ 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.

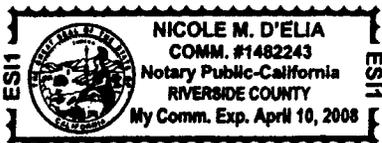


Nicole D'Elia  
Notary Signature

STATE OF CALIFORNIA )  
 )ss  
COUNTY OF RIVERSIDE )

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WITNESS my hand and official seal.



Nicole D'Elia  
Notary Signature

