

RECORDED MAIL

041697

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

Project: Building Permit for
7315 Tizna Court
Riverside, California

RECEIVED FOR RECORD
AT 11:00 O'CLOCK A.M.

FEB - 1 1990
Recorded in Official Records
of Riverside County, California
William S. Bondy
Recorder
Fees

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

This Covenant and Agreement and Declaration of Restrictions is made and entered into this 22nd day of January, 1990-1989, by VISIT CHATSUTHIPHAN and RIHWA CHATSUTHIPHAN, husband and wife as joint tenants, the owners of record of the following described real property, referred to herein as "the property", situated in the City of Riverside, County of Riverside, State of California:

Lot 29 of Tract 18376 as shown on a map recorded in Book 153 pages 18 and 19 of Miscellaneous Maps, records in the Office of the County Recorder of Riverside County.

WHEREAS the property is developed with a single-family house; and

WHEREAS the undersigned desire to build a second building on the property which shall have a separate entrance, exercise room, bedroom and bath; and

WHEREAS the undersigned desire to restrict the use of the property to single-family residential;

NOW, THEREFORE, for the purposes of complying with a condition of approval for issuance of a building permit and restricting the use of the property to single-family residential, the undersigned hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the property:

The single-family house and the second building shall be used as one dwelling unit. Neither building nor any part of either building shall be used as a separate dwelling unit or separate living quarters from the other building or any part of either building. Kitchen facilities shall not be permitted, maintained or installed in the guest house. No commercial or business activity shall be conducted on the property. Neither building nor any part of either building shall be sold, rented or leased separately from the other building or any part of either building.

DESCRIPTION APPROVALS 8, 24, 89
George F. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

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 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 and expert witnesses' fees and other 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 the undersigned, their heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

IN WITNESS WHEREOF the undersigned have caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.

Visit Chatsuthiphan
VISIT CHATSUTHIPHAN
Riwha Chatsuthiphan
RIWHA CHATSUTHIPHAN

41697

State of California
County of Riverside } ss.

On this the 22nd day of January 1990, before me,

Beth Patton

the undersigned Notary Public, personally appeared

Visit Chatsuthiphan and Riwha Chatsuthiphan

personally known to me
 proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged that they executed it.
WITNESS my hand and official seal.

Beth Patton
Notary's Signature

