

165662

When recorded, mail to
City of Riverside, 3900 Main St.
Riverside, Ca. 92522
Attn: City Engineer

RECEIVED FOR RECORD
25 Min. Past 2 o'clock
At Request of

FIRST AMERICAN TITLE CO.
Book 1980, Page 165662

SEP 1 1 1980

Recorded in Official Records
of Riverside County, California

Daniel D. Spaine Recorder
FEES \$

COVENANT AND AGREEMENT

(PRD-4-745)

This Covenant and Agreement is made and entered into this
18th day of August, 1980, by Wm. Austin, Bart R. Singletary
and Canyon Creek Assocs. the owner(s) of record of the following
described real property located in the City of Riverside, County
of Riverside, State of California:

Tract 5675-1, as shown by map on file in Book 85,
Pages 40-41 of Maps, Records of Riverside County,
California; and

Tract 10099-1, as shown by map on file in Book 98,
Pages 37-38 of Maps, Records of Riverside County,
California; and

Tract 10099-2, as shown by map on file in Book 110,
Pages 25-26 of Maps, Records of Riverside County,
California; and

Lot 1 of Tract 10099, as shown by map on file in
Book 110, Pages 35-36 of Maps, Records of Riverside
County, California; and

Parcels 1 and 2 of Parcel Map 16034, as shown by
map on file in Book 82, Pages 17 & 18 of Parcel Maps,
Records of Riverside County, California.

WHEREAS the undersigned desires to record Parcel Map No. 16034;
and

WHEREAS a tentative map for Parcel Map No. 16034 has been
approved by the Planning Commission and by the City Council of the
City of Riverside subject to certain conditions; and

WHEREAS common access to all common open space within
PRD-4-745 is required by the conditions of approval of Parcel Map
No. 16034 and PRD-4-745;

NOW, THEREFORE, for the purpose of complying with the condtions
imposed by the City of Riverside, California, for the approval of
tentative Parcel Map No. 16034 and PRD-4-745, the undersigned, for
itself and its successors and assigns, hereby covenants and agrees
with the City of Riverside as follows:

DESCRIPTION APPROVAL
George A. ...
City Engineer

C/A-25

1. The common open space and recreational areas located on the above described property and as shown on plot plans approved under Case PRD-4-745 shall be open and accessible for the use of the owners, lessees and tenants of the above described property and/or any dwelling units located thereon, and their invitees subject to reasonable rules and regulations concerning the use of such common open space and recreational areas.
2. In the event the undersigned, its successors or assigns shall sell, convey or lease any interest in any or all of the property as described above, the undersigned shall grant to the grantee or lessee of the property so conveyed or reserve unto itself as appropriate, mutual, reciprocal and non-exclusive easements, rights and privileges for the use of the common open space and recreational areas as described above.

These covenants and agreements shall run with the land and shall be binding upon the undersigned, its successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

The City of Riverside may enforce this Covenant and Agreement in the event any of the above terms are not met. Should the City of Riverside bring suit to enforce the terms of this Covenant and Agreement, the undersigned, its successors and assigns agree to pay to the City the City's costs and reasonable attorneys' fees.

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

Canyon Creek Associates
A General Partnership
Wm. Austin Co.

Wm. Austin
Wm. Austin

By William Austin
William Austin, President

Bart R. Singletary
Bart R. Singletary

By Bart R. Singletary
Bart R. Singletary, Vice President

August 18, 1980
Dated

Jimmy Duane Guthrie
Jimmy Duane Guthrie

APPROVED AS TO FORM

Clarice Sumner
ASST. CITY ATTORNEY