

When recorded, mail
City of Riverside, 3900 Main Street
Riverside, CA 92522
Attn: City Engineer

FREE RECORDING
This instrument is for the benefit of the
City of Riverside and is entitled to be
recorded without fee. (Government Code 6103)

RECEIVED FOR RECORD
4:55 Min. Past 3 o'clock P.M.
At Request of
City Clerk
Book 1980, Page 171672

SEP 1 9 1980

Recorded in Official Records
of Riverside County, California

D. D. Sabin Recorder

FEES \$

171672

COVENANT AND AGREEMENT
AND

DECLARATION OF RESTRICTIONS

(6808 Neil Street)

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is
made and entered into the 18th day of September, 1980, by
BOYD E. LOW and VIRGINIA K. LOW, husband and wife, as joint tenants, the
owners of record of the real property situated in the City of Riverside,
County of Riverside, State of California, known as 6808 Neil Street, and
more particularly described as follows:

The southerly half of the westerly half of
Lot 50 of Gafford Gardens, as shown by map
on file in Book 12 of Maps, at page 97
thereof, Records of Riverside County,
California;

EXCEPTING THEREFROM that portion conveyed
to the City of Riverside by Instrument
No. 101997 recorded November 2, 1962,
Records of said County.

For the purpose of complying with the conditions imposed by the
City of Riverside for the approval of a variance to construct a detached
garage consisting of two stories on the above-referenced property in
City of Riverside Zoning Case No. V-14-801, which property is zoned for
single-family residential use (R-1-65), the undersigned hereby covenants
and agrees with the City of Riverside that the aforementioned garage shall
not be used as separate living quarters, that no separate kitchen facilities
will be installed therein, and that said garage shall not be rented or
otherwise used as a separate dwelling unit.

Should the City of Riverside bring suit in court to enforce the
terms of this Covenant and Agreement and Declaration of Restrictions, the
undersigned, their heirs, successors and assigns agree to pay to the City
of Riverside, said City's court costs, including reasonable attorney's
fees.

DESCRIPTION APPROVAL
by *George P. Hildebrand*, 9/18/80
Recorder

Please record for the benefit
of the City of Riverside
Property Services Manager

CA-27

171672

This Covenant and Agreement and Declaration of Restrictions shall run with the land and 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 instrument to be executed the day and year first above written.

Boyd E. Low
Virginia K. Low

TO 447 C
(Individual)

(TI)

STATE OF CALIFORNIA }
COUNTY OF Riverside } SS.

On September 18, 1980 before me, the undersigned, a Notary Public in and for said State, personally appeared Boyd E. Low and Virginia K. Low

_____ known to me
to be the person S whose names are _____ subscribed
to the within instrument and acknowledged that they
executed the same.

WITNESS my hand and official seal.

Signature Loretta E. Morman

Loretta E. Morman
Name (Typed or Printed)



3788 McCray Street, Riverside, CA 92506

(This area for official notarial seal)

[Signature]
APPROVED AS TO FORM
ASSISTANT ATTORNEY

171672
STAPLE HERE