

WHEN RECORDED MAIL TO:

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

Project: VR-080-990
5937 Edith Avenue
Riverside, California 92506-4515

DOC # 2000-275246

07/17/2000 08:00A Fee:12.00

Page 1 of 3

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 6th day of July, 2000, by **RONALD V. BELOIAN and GEORGIAN M. BELOIAN**, as Trustees of the **BELOIAN FAMILY LIVING TRUST** dated June 16, 1999, ("Declarants"), with reference to the following facts:

DESCRIPTION APPROVAL
6/21/00
CITY OF RIVERSIDE

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

Lot 8 of VICTORIA HIGHLANDS NO. 2, as shown by Map on file in book 38, page 91, of Maps, Records of Riverside County, State of California.

B. The Property, known as 5937 Edith Avenue, Riverside, California, is in the Single-family Residential ("R-1-125") Zone.

C. Declarants have applied to the City of Riverside for the following variances: (1) to permit an accessory structure to encroach one and one-half (1.5) feet in the required five (5) foot side yard setback; (2) to permit an accessory structure to be located in front of the rear-most wall of the residence; and (3) to permit paving in a location not permitted by the Zoning Code.

D. As a condition of approval of the variances and issuance of building permits, the City of Riverside is requiring Declarants to execute and record a covenant prohibiting parking in the front yard portion of the driveway along the westerly property line.

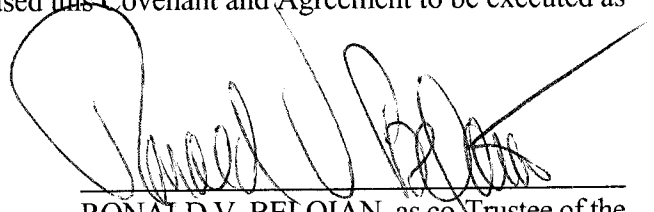
E. Declarants are willing to record a covenant and agreement and declaration of restrictions ("Covenant") to put future owners on notice of the prohibition against parking in the front yard portion of the driveway along the westerly property line.

NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City of

Riverside in Case No. VR-080-990 for approval of variances and issuance of building permits, and restricting the use of the Property to prohibit parking in the front yard portion of the driveway along the westerly property line, Declarants hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

1. Parking is prohibited in the front yard portion of the driveway along the westerly property line.
2. 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 of Riverside bring an action to enforce the terms of the Covenant and Agreement and Declaration of Restrictions, the prevailing party shall be entitled to reasonable attorneys' fees, expert witness fees, and reasonable costs of suit.
3. This Covenant and Agreement and Declaration of Restrictions 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.

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

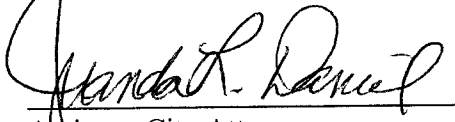


RONALD V. BELOIAN, as co-Trustee of the
BELOIAN FAMILY LIVING TRUST dated
June 16, 1999



GEORGIAN M. BELOIAN, as co-Trustee of
the BELOIAN FAMILY LIVING TRUST
dated June 16, 1999

APPROVED AS TO FORM:


Assistant City Attorney
Deputy

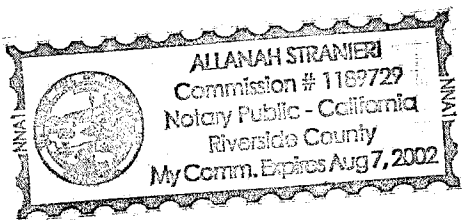
APPROVED AS TO CONTENT:


Planning Department

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

On 7-6-00, 2000, before me, Allanah Stranieri, the undersigned, a notary public in and for said State, personally appeared Ronald V. Beloit & Georgia M. Beloit personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Allanah Stranieri
Notary Public

STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE)

On _____, 2000, before me, _____, the undersigned, a notary public in and for said State, personally appeared _____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public



CIA 683-3