



WHEN RECORDED MAIL TO:

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

Project: 1091 Crestbrook
Riverside, CA 92506
APN 268-223-024

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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 4th day of April, 2005, by **PAUL M. DAVIS AND MAY L. DAVIS**, husband and wife, ("Declarants"), with reference to the following facts:

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:

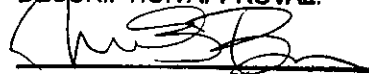
Lot 31 of Tract No. 18376, as shown by map on file in Book 153, Page(s) 18 and 19 of Maps, Records of Riverside County, California.

B The Property, known as 1091 Crestbrook, Riverside, California, is in the Horse Ranch ("HR") Zone and is developed with a single-family residence.

C. Declarants propose to construct an approximately 752 square-foot Pool House ("accessory structure")

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 structure to ensure its proper 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 accessory structure from being rented or considered as a separate dwelling unit, prohibiting installation or maintenance of any kitchen facilities in the accessory structure, and prohibiting the use of the accessory structure for commercial or business activity or storage.

DESCRIPTION APPROVAL:

 3/28/05
MARK S. BROWN DATE
CITY SURVEYOR

CIA 936

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 structure shall be used as one dwelling unit.
2. No kitchen facilities shall be permitted, maintained or installed in the accessory structure
3. Neither the accessory structure nor the main residence shall be sold, rented or leased separately from the other building.
4. No commercial or business activity shall be conducted in the accessory structure nor shall any storage associated with any business be permitted in the accessory structure.
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.

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



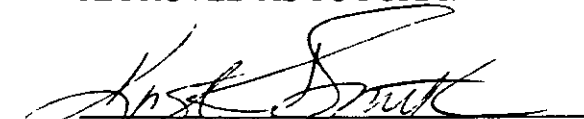
PAUL M. DAVIS




MAY L. DAVIS

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Kristi J. Smith
Deputy City Attorney



Typed Name : Susan Bryan-Huey
Planning Department

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On 4/4/05, before me, Michele K Sparks, the undersigned, a notary public in and for said State, personally appeared Paul M & May L Davis 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.



Michele K Sparks
Notary Signature

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On _____, 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(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.

Notary Signature