

WHEN RECORDED MAIL TO:

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

Project: 7815 Westpark Drive
Riverside, CA 92506
APN 242-110-027

DOC # 2006-0630535

08/25/2006 08:00A Fee:NC

Page 1 of 6

Recorded in Official Records

County of Riverside

Larry W. Ward

Assessor, County Clerk & Recorder



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FOR RECORDER'S OFFICE USE ONLY

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 19th day of June, 2006, by **JON M. TROESH and ELSA M. TROESH, husband and wife as joint tenants** ("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 5 of Tract 23709, in the City of Riverside, County of Riverside, State of California, as shown by Map on file in Book 228, pages 44, 45 and 46 of Maps, Records of said County.

B. The Property, known as 7815 Westpark Drive, Riverside, California, is in the Single Family Residential ("R-1-130") Zone and is developed with a single family residence.

C. Declarants propose to construct a two-story, 1,728 square-foot detached guest house/recreation room ("accessory building") which shall consist of the ground floor and "hobby" display area while the second story will have two (2) bedrooms, a guest suite, a full bathroom, a wet bar with a sink and a refrigerator.

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 building to ensure its 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 detached accessory building from being rented or used as habitable space, prohibiting installation or maintenance of any kitchen facilities in the accessory building, and prohibiting the use of the accessory building for commercial or business activity not

DESCRIPTION APPROVAL

MARK S. BROWN
CITY SURVEYOR

DATE

CIA 982

authorized by Title 19 of the Riverside Municipal Code.

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 building shall be used as one dwelling unit.
2. No kitchen facilities shall be permitted, maintained or installed in the accessory building.
3. Neither the accessory building nor the main residence shall be sold, rented or leased separately from the other building.
4. Except as otherwise permitted by the provisions of Title 19 of the Riverside Municipal Code, no commercial or business activity shall be conducted on the Property.
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, it's 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.

[Rest of page left intentionally blank]

authorized by Title 19 of the Riverside Municipal Code.

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:

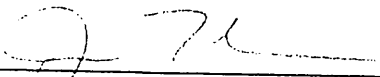
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This Covenant shall run with the land and each and all of its terms shall be binding upon Declarants, it's heirs, successors and assigns, and shall continue in effect until such time as released by the Planning Director of the City of Riverside, California, by a writing duly recorded.

[Rest of page left intentionally blank]

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



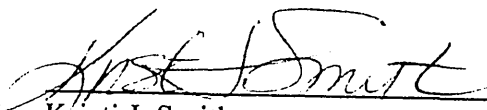
Jon M. Troesh



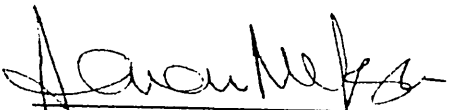
Elsa M. Troesh

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:



Kristi J. Smith
Deputy City Attorney



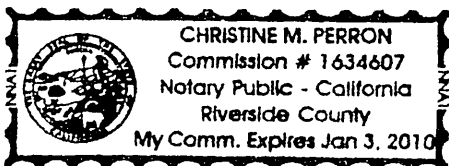
Name: Herman Mukasa
Planning Division


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CA 06-1157-clg-06/14/06

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On June 19th, 2006, before me, Christine M Perron Notary Public, the undersigned, a notary public in and for said State, personally appeared John Troesh 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

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On June 17th, 2006, before me, Christine M Perron, Notary Public, the undersigned, a notary public in and for said State, personally appeared ELSA T. BASH 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.



Christine M Perron
Notary Signature

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside } ss.

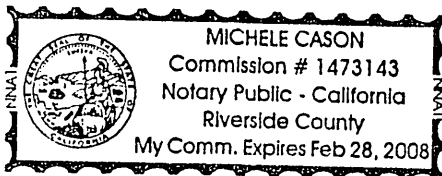
On 5/24/06
Date

before me, Michele Cason / Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Jon Traesh & Elsa Traesh
Name(s) of Signer(s)

- personally known to me
 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.

Place Notary Seal Above

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Attorney in Fact
 Trustee
 Guardian or Conservator
 Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here