

RECORDING REQUEST BY:

WHEN RECORDED MAIL TO:

CITY CLERK
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

Project: Building Permit for
5909 Dickens Street
Riverside, California

RECEIVED FOR RECORD
— Min. Post 2 o'clock

JAN 26 1990
Recorded in Official Records
of Riverside County, California
William E. Smith
RECORDER
Fee \$

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 26th day of January, 1990, by GORDON JEFFREY GROSS and TERESA S. GROSS, husband and wife, with reference to the following facts:

A. The undersigned are the fee owners of the following described real property ("the Property") situated in the City of Riverside, County of Riverside, State of California:

Lot 6 of Victoria Highlands as shown by map on file in Book 38, Pages 37 and 38 of Maps, records of Riverside County, California.

B. The Property, known as 5909 Dickens Street, Riverside, California, is developed with a single-family house and a swimming pool.

C. The undersigned desire to build an accessory building to be used in connection with the swimming pool, which accessory building would include a bathroom, a dressing room and a play area.

D. As a condition for the issuance of a building permit for the Property, the City of Riverside is requiring the undersigned to execute and record a Covenant and Agreement which places certain restrictions on the accessory building to ensure the single-family residential use of the Property.

E. The undersigned desire to restrict the use of the Property to single-family residential and to comply with the condition imposed by the City of Riverside.

NOW, THEREFORE, for the purposes of complying with a condition of approval for issuance of a building permit and restricting the use of the Property to single-family residential, the undersigned hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

DESCRIPTION APPROVAL: 1/26/90
Gordon Jeffrey Gross
SURVEYOR, CITY OF RIVERSIDE

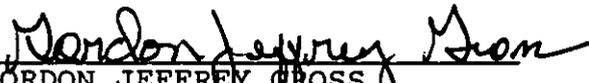
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The single-family house and the accessory building shall be used as one dwelling unit. Neither building shall be used as a separate dwelling unit or separate living quarters from the other. Neither building shall be sold, rented or leased separately from the other building. Kitchen facilities shall not be permitted, maintained or installed in the accessory building. No commercial or business activity shall be conducted on the Property.

The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors and assigns. Should the City of Riverside bring an action to enforce any of the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party shall be entitled to court costs, including reasonable attorneys' fees.

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


GORDON JEFFREY GROSS


TERESA A. GROSS
S.



BP/2306A/jm
1/24/90

STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On this 26th day of January, 1990, before me,
Barbara Jean Olson, the undersigned Notary
Public, personally appeared Edward Jeffrey Bruce & Teresa S. Bruce

personally known to me

proved to me on the basis of satisfactory
evidence

to be the person(s) whose name(s) are subscribed to the
within instrument, and acknowledged that they executed it.

WITNESS my hand and official seal.

Barbara Jean Olson
Notary's Signature

