

FIRST AMERICAN TITLE CO.
RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

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

Project: Tract Map 21875

RECEIVED FOR RECORD
AT 8:30 O'CLOCK A.M.

JUN 21 1991

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 9

209524

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS
is made and entered into this 23rd day of August , 1990, by JANET
H. HUBBARD, with reference to the following facts:

A. The undersigned is the fee owner of the following
described real property, referred to herein as "the Property",
situated in the City of Riverside, County of Riverside, State of
California:

Lot 8 of Tract No. 21875 as shown by map on
file in Book 233 of Maps, at pages 14
through 15 thereof, records of Riverside
County, California.

B. The Property is part of a residential subdivision
located on Whistler Way easterly of Hawarden Drive within the City
of Riverside, California, and currently is developed with a
single-family house and a guest house.

C. A "guest house" is defined by Section 19.04.165 of the
Riverside Municipal Code to mean living quarters within an accessory
building located on the same premises with the main building, for
use by temporary guests of the occupants of the premises, having no
kitchen, and not rented or otherwise used as a separate dwelling.

D. As a condition to the approval of Tract Map 21875, 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 insure the single-family residential use of
the property.

E. The undersigned desires 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 for the approval of Tract Map 21875 by the City of

DESCRIPTION APPROVAL: 7 25, 90

George P. Whitehorne
SURVEYOR, CITY OF RIVERSIDE

1/2

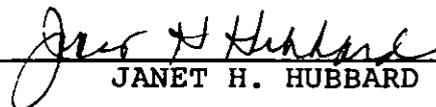
Riverside and restricting the use of the Property to single-family residential, the undersigned hereby covenants and agrees with the City of Riverside that the following restrictions shall apply to the Property:

The single-family house and the accessory building used as a guest house shall be used as one dwelling unit. Neither building nor any part of either building shall be used as a separate dwelling unit or separate living quarters from the other building or any part of either building. A kitchen shall not be permitted, maintained or installed in the accessory building. Neither building nor any part of either building shall be sold, rented or leased separately from the other building or any part of either building. The accessory building used as a guest house shall not be rented or otherwise used as a separate dwelling. The accessory building used as a guest house shall only be used by temporary guests of the occupants of the Property. No commercial or business activity shall be conducted on the Property. The required on-site covered parking shall be maintained at all times.

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 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 reasonable attorneys' fees and expert witnesses' fees and other reasonable costs of suit.

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, her 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 has caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.



JANET H. HUBBARD

BP/2597A/jm
7/12/90

STATE OF CALIFORNIA)
COUNTY OF Riverside ss.

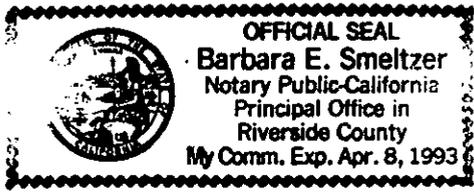
On this 23rd day of August, 1990, before me,
Barbara E. Smeltzer, the undersigned Notary
Public, personally appeared Janet H. Hubbard,

1 personally known to me

1 / 1 proved to me on the basis of satisfactory
evidence

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

WITNESS my hand and official seal.



Barbara E. Smeltzer
Notary's Signature

APPROVED AS TO FORM
[Signature]
ASST. CITY ATTORNEY