

WHEN RECORDED MAIL :

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

Project: Building Permit for
5168 Telefair Way
Riverside, California

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAY 12 1992

Recorded in Official Records
of Riverside County, California

Wm. J. Blundy Recorder
Fees \$

COVENANT AND AGREEMENT
AND DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 4th day of MARCH, 1992, by DIRK B. CRAFT and PAULA M. HARRISON, husband and wife as joint tenants, 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 32 of Victoria Hills Unit No. 2, as shown by map on file in Book 38, pages 17 through 19 of Maps, Records of Riverside County, California.

B. The Property located at 5168 Telefair Way, Riverside, California, is now developed with a single-family house. The undersigned desire to build a 400 square-foot accessory building located within the rear half of the Property from the Telefair Way public street. The zoning regulations of the City of Riverside require that the accessory building be built on the back one-half of the lot depth. The plans for the proposed accessory building submitted to the City of Riverside indicate the accessory building will be used as a recreation room and will include a bathroom.

C. The City of Riverside as a condition for the issuance of a building permit is requiring the undersigned to execute and record a Covenant and Agreement that precludes use of the accessory building as an auxiliary dwelling unit or rental unit.

D. The undersigned desire to restrict the use of the Property to single-family residential in accordance with the zoning therefor.

NOW, THEREFORE, for the purpose of allowing the issuance of a building permit for the accessory building at 5168 Telefair Way, Riverside, California, and restricting the use of the property to single-family residential, the undersigned hereby covenant and agree with the City of Riverside that the single-family house and the accessory building to be built on the Property shall be used as one dwelling unit; that the accessory building shall not be used as a separate living unit; that neither building shall be sold, rented or leased separately from the other building; that kitchen facilities shall not be permitted, maintained or installed in the

DESCRIPTION APPROVAL: 4/30/92
George P. Hitchcock
SUPERVISOR CITY OF RIVERSIDE

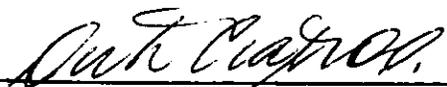
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accessory building; and that the accessory building shall not be used for any commercial purposes.

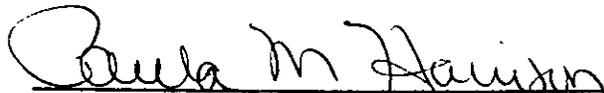
This Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside. Should the City of Riverside bring a civil action to enforce the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party shall be entitled to its court costs, including 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.

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



 DIRK B. CRAFT



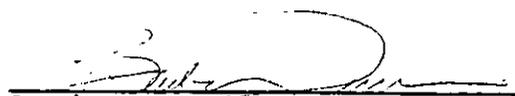
 PAULA M. HARRISON

APPROVED AS TO CONTENT:



 Planning Department

APPROVED AS TO FORM:



 Assistant City Attorney