

RECORDING REQUESTED:

WHEN RECORDED MAIL TO:

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

Project: Variance Case V-28-845 (Revised)
Building Permit for
1376 Caulfield Court
Riverside, California

RECEIVED FOR RECORDING
AT 8:00 O'CLOCK

MAY 13 1992

Recorded in Official Records
of Riverside County, California

Recorder
Fees

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 12th day of May, 1992, by CLEVELAND HARRIS and LOU DOROTHY HARRIS, husband and wife, hereinafter referred to as "Declarants" with reference to the following facts:

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

Lots 20 and 21 of Tract 18376-2 as shown by Map on file in Book 132, Pages 81 to 82, inclusive, of Maps, Records of Riverside County, California.

B. The Property, known as 1376 Caulfield Court, Riverside, California, is developed with a single-family house. The Property is in the Horse Ranch ("HR") Zone. Declarants desire to build an approximately 1874-square-foot, one-story building to be used for a raquetball court.

C. In City of Riverside Variance Case V-28-845 (Revised), Declarants seek a minor variance to allow the accessory building to encroach up to approximately 77 feet in the required 125-foot front yard setback.

D. As a condition for the granting of the variance in Variance Case V-28-845 (Revised), the City of Riverside is requiring the Declarants to record a covenant and agreement acceptable to the Planning and Legal Departments of the City to ensure that future buyers are aware that the accessory building cannot be used for separate living quarters or for business purposes.

E. Declarants desire to restrict the use of the Property to single-family residential and to comply with a condition imposed by the City of Riverside for the granting of the minor variance in Variance Case V-28-845 (Revised).

DESCRIPTION APPROVAL: 4, 22, 92
George P. Hutchins
SURVEYOR, CITY OF RIVERSIDE

17321b

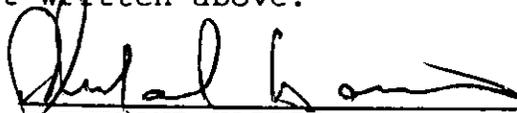
NOW, THEREFORE, for the purposes of complying with a condition imposed for the granting of a variance by the City of Riverside in Variance Case V-28-845 (Revised) and restricting the use of the Property to single-family residential, Declarants hereby covenant and agree with the City of Riverside that the following restrictions shall apply to the Property:

The accessory building encroaching in the front yard setback shall not be used for living quarters at any time. No kitchen facilities shall be permitted, maintained or installed in the accessory building. Neither the main residence nor the accessory building shall be sold, rented or leased separately from the other. The accessory building shall not be used for business purposes.

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.

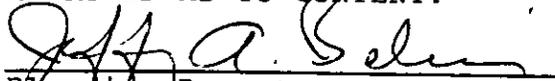
This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon Declarants, their heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

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


 CLEVELAND HARRIS


 LOU DOROTHY HARRIS

APPROVED AS TO CONTENT:


 Planning Department

APPROVED AS TO FORM:


 Chief Assistant City Attorney

BP/3580A/jm
 4/22/92

