

RECORDING REQUESTED

Recording Requested By
First American Title Insurance Company

WHEN RECORDED MAIL TO:

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

Project: Building Permit for
3618 Rossmuir Street
Riverside, California

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

MAY 27 1992

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$ 11

First American Title Company has recorded this instrument by request as an accommodation only and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described herein.

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 15th day of MAY, 1992, by JESSIE M. VINCENT, an unmarried woman, with reference to the following facts:

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

Lot 14 of Philip Ross Subdivision as per Map recorded in Book 25, page 15, Records of Riverside County, California.

B. The Property, known as 3618 Rossmuir Street, Riverside, California, is developed with a single-family house.

C. The undersigned desires to build an addition to the single-family house to provide accessory living quarters consisting of a studio, bedroom, bathroom and closet. There will be access to the addition through a separate outdoor entry.

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 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 of approval for issuance of a building permit by the City of 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:

DESCRIPTION APPROVAL: 5/13/92
George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

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CA 315

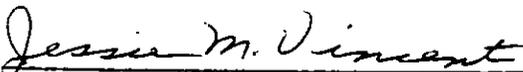
190676

The single-family house and the addition containing the accessory living quarters 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 living quarters. No commercial or business activity shall be conducted on the Property. The required on-site covered parking shall be maintained at all times.

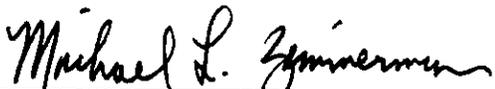
The terms of this Covenant and Agreement and Declaration of Restrictions may be enforced by the City of Riverside, its successors and assigns. Should the City of Riverside bring an action to enforce any of the terms of this Covenant and Agreement and Declaration of Restrictions, the prevailing party 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, and 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.

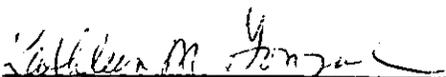
IN WITNESS WHEREOF the undersigned has caused this Covenant and Agreement and Declaration of Restrictions to be executed the day and year first written above.


JESSIE M. VINCENT

APPROVED AS TO CONTENT:


Michael L. Zimmerman
 Planning Department

APPROVED AS TO FORM:


Kathleen M. Gonzales
 Assistant City Attorney

