

RECORDING REQUESTED BY:
Recording Requested
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
2148 Skye Drive
Riverside, California

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

OCT - 2 1992

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

W. J. [Signature]

11/1

COVENANT AND AGREEMENT AND
DECLARATION OF RESTRICTIONS

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this *29th* day of *September*, 1992, by CARL M. DAVIS, Trustee of the Carl and Virginia Davis Trust under Trust Agreement dated September 23, 1988, 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 8 of Tract 7757-1 on file in Book 118, Pages 44, 45 and 46 of Maps, Records of Riverside County, California.

EXCEPTING THEREFROM:

Beginning at the most westerly corner of said Lot 8;

Thence North 84° 43' 18" East on the southerly line of said lot, a distance of 10.20 feet;

Thence North 30° 52' 09" West 11.96 feet to a point on the westerly line of said lot;

Thence South 19° 44' 38" West along said westerly line 11.90 feet to the point of beginning.

B. The Property, known as 2148 Skye Drive, Riverside, California, is developed with a single-family house.

C. The undersigned desires to convert the basement area (lower floor) of the house to provide accessory living quarters consisting of a bedroom, recreation room and bathroom. Access to the converted accessory living quarters will be through a separate entryway without direct access to the main living area.

DESCRIPTION APPROVAL: *4/25/92*

George P. Hutchinson
SURVEYOR, CITY OF RIVERSIDE

CA 331

373889

K10-1956430-1

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 conversion to accessory living quarters 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.

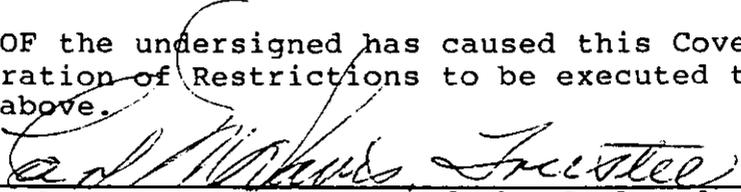
NOW, THEREFORE, for the purposes of complying with a condition of approval for issuance of a building permit by the City of Riverside and restricting the use of the Property to single-family residential, the undersigned hereby covenants and agrees with the City of Riverside that the following restrictions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

The single-family house including the basement area containing the accessory living quarters, referred to together as the "building", shall be used as one dwelling unit. No part of the building shall be used as a separate dwelling unit or separate living quarters from the other. No part of the building shall be sold, rented or leased separately from the rest of the 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.

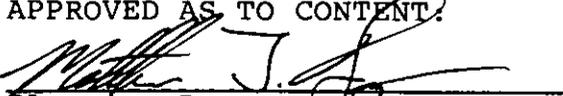
This Covenant and Agreement and Declaration of Restrictions shall run with the land and each and all of its terms shall be binding upon the undersigned, and his heirs, successors and assigns, and shall continue in effect until such time as released by the City Council of the City of Riverside, California.

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.



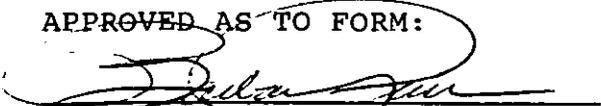
 CARL M. DAVIS, Trustee of the Carl and Virginia Davis Trust under Trust Agreement dated September 23, 1988

APPROVED AS TO CONTENT:



 Planning Department

APPROVED AS TO FORM:



 Chief Assistant City Attorney

