

Recording Requested By
First American Title Insurance Company

Recording requested by:

FIRST AMERICAN TITLE INSURANCE
COMPANY
3625 Fourteenth Street
Post Office Box 986
Riverside, California 92502
Re: Order No. 2007784

When recorded return to:

CITY CLERK
City of Riverside
City Hall
30900 Main Street
Riverside, California 92522
Re: Tract 27721-1

RECEIVED FOR RECORD
AT 8:00 O'CLOCK

JUN 27 1994

Recorded in Official Records
of Riverside County, California

Recorder
Fees \$

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[Space Above For Recorder's Use]

First American Title Company has recorded
this instrument by request as an accom-
modation 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
TRACT 27721-1

THIS COVENANT AND AGREEMENT is made this 23rd day of
JUNE, 1994, by KAUFMAN AND BROAD OF SOUTHERN CALIFORNIA,
INC., a California corporation ("Declarant").

A. Declarant is the fee owner of that certain real
property (the "Tract") located in the City of Riverside, County of
Riverside, State of California, more particularly described as:

Lots 1 through 65, inclusive, and Lots A
through H, inclusive, of Tract 27721-1,
as shown on a Map on file in Book 248 of
Maps, Pages 20 through 23, inclusive,
Records of Riverside County, California.

B. Pursuant to City of Riverside Zoning Case No.
PD-004-923, Declarant desires and intends to develop the Tract as
a planned development, as such term is defined in California Civil
Code Section 1351(k), consisting of single family detached
residences and certain common areas consisting of private streets,
parkway landscaping and Tract perimeter walls, which are intended
to be conveyed, in fee or by easement, to an incorporated nonprof-
it, mutual benefit corporation ("Association"), in which each lot
owner shall automatically become a member.

C. As a condition of approval of the Tract by the City
of Riverside, Declarant is required to execute and record this
Covenant and Agreement to ensure that present and future owners of

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the real property contained within the Tract will, prior to the issuance of any building permits (except for models), annex to the City's Landscape Maintenance District 91-1, or a landscape maintenance district to be formed for the entire Alessandro Heights Specific Plan Area, including the Tract.

D. Pursuant to an additional condition of approval of the Tract by the City, Declarant is further obligated to provide for the maintenance and repair of all parkway landscaping and the Tract perimeter walls to be situated along Mission Grove Parkway South and Northrop Drive (including the common open space lots designated as proposed Lots 64 and 65 of the Tract), which shall be provided by the Association, or by either of the landscape maintenance districts referenced above.

E. Declarant now desires to comply with certain of the conditions imposed by the City in connection with approval of the Tract.

NOW, THEREFORE, for and in consideration of the foregoing recitals and the approval of the final subdivision map for the Tract, Declarant, for itself and its successors and assigns, hereby covenants and agrees as follows:

1. Declarant shall develop the Tract as a planned development and shall cause to be formed the "California Stonegate - Riverside Community Association" as a nonprofit, mutual benefit corporation under the laws of the State of California, for the purposes, among others, of maintaining, managing, repairing and replacing, as and when necessary, all landscape, irrigation and Tract perimeter walls along Mission Grove Parkway South and Northrop Drive (including the common open space lots designated as Lots 64 and 65 of the Tract). All owners of lots within the Tract are hereby on notice that the Association shall be authorized to levy and collect assessments from each owner subject to the Association's jurisdiction, in order to defray the costs and expenses incurred by the Association in connection with such maintenance.

2. Declarant further consents to the annexation of the Tract to the City of Riverside Landscape Maintenance District No. 91-1, or to the formation of a landscape maintenance district for the entire Alessandro Heights Specific Plan Area (including the Tract) and further agrees to execute any necessary documents to provide for the annexation of the Tract to either of the landscape maintenance districts referred to in Paragraph C of the recitals.

3. Declarant hereby covenants and agrees to maintain all parkway landscaping and irrigation improvements and the reverse frontage wall until such time as such areas are either made subject to the jurisdiction of the Association, as contemplated in Paragraph 1 above, or until the Tract is annexed to Landscape Maintenance District No. 91-1 or a new landscape maintenance

district to be formed by the City, as contemplated in Paragraph 2 above.

4. The terms of this Covenant and Agreement may be enforced by the City, and its successors and assigns. In the event the City commences any action to enforce any of the terms of this Covenant and Agreement, the prevailing party shall be entitled to its costs of suit, including reasonable attorneys' fees.

5. This Covenant and Agreement shall run with the land and shall be binding upon Declarant and its successors and assigns, and shall continue until all of the real property within the Tract is made subject to the jurisdiction of the Association, or is included in Landscape Maintenance District No. 91-1 or any other landscape maintenance district later formed by the City.

IN WITNESS WHEREOF, Declarant has caused this Covenant and Agreement to be executed on the date first above written.

"DECLARANT"

KAUFMAN AND BROAD OF SOUTHERN CALIFORNIA, INC., a California corporation

BY: *Wm. K. K.*

Its: VICE PRESIDENT

BY: *Thomas F. Hoj*

Its: ASST. SECRETARY

APPROVED AS TO CONTENT:

J. A. Bell
Planning Department
City of Riverside

APPROVED AS TO FORM:

Richard Renden
Assistant City Attorney
City of Riverside

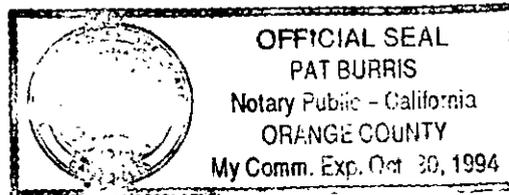
DESCRIPTION APPROVAL *Cozy*
[Signature] by _____
SURVEYOR, CITY OF RIVERSIDE

STATE OF CALIFORNIA)
) ss.
 COUNTY OF ORANGE)

On 6-23-94, 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared KEVIN KIRK and THOMAS F. GROVEAN, JR. personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signatures on the instrument the persons or the entities upon behalf of which the persons acted executed the instrument.

WITNESS my hand and official seal.

Pat Burris
 Signature of Notary Public



(SEAL)