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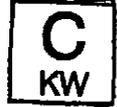
City Clerk
 City of Riverside
 City Hall, 3900 Main Street
 Riverside, California 92522

Project: 231 Nisbet Way
 Riverside, CA
 APN:251-242-003

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COVENANT AND AGREEMENT
 AND DECLARATION OF RESTRICTIONS



(SINGLE FAMILY DWELLING RESTRICTION)

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 26 day of August, 2004, by **RICHARD SCURLOCK** and **YOLANDA SCURLOCK**, husband and wife, (collectively, "Declarants"), with reference to the following facts:

DESCRIPTION APPLICABLE TO 251-242-003
 [Signature]
 SUPERVISOR AND ASSISTANT SUPERVISOR

A. Declarants are the fee owner of the real property (the "Property") situated in the City of Riverside, County of Riverside, State of California, described as follows:

Lot 87 of Sun Gold Highlands No. 1, in the City of Riverside, County of Riverside, State of California, as shown by Map on file in Book 32 Pages 79 and 80 of Maps, Records of Riverside County, California.

B. The Property, known as 231 Nisbet Way, Riverside, California, is in the Single Family Residential ("R-1-80") Zone and is developed with a single family residence.

C. Declarants propose to construct a 499 square-foot guest-house to be used as an accessory living quarters consisting of one (1) bedrooms, a bathroom, and a wet bar.

D. "Accessory Living Quarters" is defined by Title 19 of the Riverside Municipal Code ("Zoning Code"), Section 19.04.020 to mean living quarters within an accessory building located on the same premises with the main building, such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling.

E. As a condition for the issuance of a building permit for the Property, the City of Riverside ("City") is requiring Declarants to execute and record this Covenant and Agreement and Declaration

of Restrictions ("Covenant") which places certain restrictions on the accessory living quarters to ensure the single-family residential use of the property. The Declarants desire to restrict the use of the Property to single-family residential and to put future owners on notice of the prohibition on the accessory living quarters from being rented or considered as a separate dwelling unit, prohibiting installation or maintenance of any kitchen facilities in the accessory living quarters, and prohibiting the use of the accessory living quarters for commercial or business activity not authorized by Title 19 of the Riverside Municipal Code.

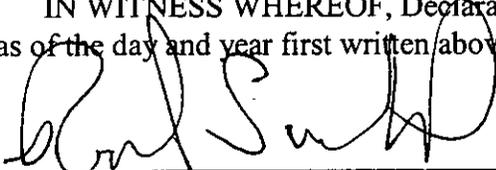
NOW, THEREFORE, for the purposes of complying with the conditions imposed by the City for the issuance of a building permit, and restricting the use of the Property to single-family residential, Declarants hereby covenant and agree with the City that the following restrictions shall apply to the Property:

1. The single-family residence and the accessory living quarters shall be used as one dwelling unit.
2. Neither building shall be used as a separate dwelling unit or separate living quarters from the other.
3. No kitchen facilities shall be permitted, maintained or installed in the accessory living quarters.
4. Neither the accessory living quarters nor the main residence shall be sold, rented or leased separately from the other building.
5. Except as otherwise permitted by the provisions of Title 19 of the Riverside Municipal Code, no commercial or business activity shall be conducted on the Property.

The terms of this Covenant may be enforced by the City, its successors or assigns. Should the City bring an action to enforce the terms of this Covenant, the prevailing party shall be entitled to reasonable attorneys' fees, expert witness fees, and reasonable costs of suit.

This Covenant 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 Planning Director of the City of Riverside, California, by a writing duly recorded.

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



RICHARD SCURLOCK
DECLARANT



YOLANDA SCURLOCK
DECLARANT

APPROVED AS TO FORM



Kristi J. Smith
Deputy City Attorney

APPROVED AS TO CONTENT



Name
Planning Department

O:\Cycorn\WPDocs\D014\P001\00019442 WPD
CA 04-1824
08/10/04

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On August 26, 2004, before me, Maricela A. Paramo, the undersigned, a notary public in and for said State, personally appeared Richard Scurlock personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal



Maricela A. Paramo
Notary Signature

STATE OF CALIFORNIA)
)ss
COUNTY OF RIVERSIDE)

On August 26, 2004, before me, Maricela A. Paramo, the undersigned, a notary public in and for said State, personally appeared Yolanda Seurlock personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal



Maricela A. Paramo
Notary Signature