

Recorded in Official Records  
County of Riverside  
Larry W. Ward  
Assessor, County Clerk & Recorder



WHEN RECORDED MAIL TO:

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

Project: P05-1281  
TM 29515  
Riverside, CA

S	R	U	PAGE	SIZE	DA	MISC	LONG	RFD	COPY
1			5						12
M	A	L	465	426	PCOR	NCOR	SMF	NCHG	EXAM 505

31

FOR RECORDER'S OFFICE USE ONLY

COVENANT AND AGREEMENT  
AND DECLARATION OF RESTRICTIONS

C  
505

(SINGLE FAMILY DWELLING RESTRICTION)

THIS COVENANT AND AGREEMENT AND DECLARATION OF RESTRICTIONS is made and entered into this 25 day of AUGUST, 2006, by PULTE HOME CORPORATION, a Michigan corporation ("Declarant"), with reference to the following facts:

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

Lots 2, 3, 13, 15, 16, 19, 38, 40-45, 47, 50, 52-56, 58, 61, 63, 69, 73, 75, 76, 79, 84, 85, 88, 89, 90, 91, 92, and 103, of Tract No. 29515 filed in Book 397; Pages 60-75 of Maps, in the Official Records of Riverside County, California.

B. In connection with the Development of the Property as single family residences, Declarant has applied to the City of Riverside for a permit to construct guest houses (Accessory Living Quarters) on the Property.

C. "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.

D. As a condition for the issuance of a building permit for the Property, the City of Riverside ("City") is requiring Declarant to execute and record this Covenant and Agreement and Declaration of Restrictions ("Covenant") which places certain restrictions on accessory living quarters to ensure the single-family residential use of the property. Declarant desires to restrict the use of the Property to single-family residential and to put future owners on notice of the prohibition on the attached accessory living quarters from being rented or considered as a separate dwelling unit, prohibiting installation or maintenance of any kitchen facilities in the

DESCRIPTION APPROVAL:

BY: [Signature] DATE: 07/06/2006

FOR: MARK S. BROWN  
CITY SURVEYOR

C/A 986

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, Declarant hereby covenants and agrees 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 attached 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.
6. The on-site covered parking required by Title 19 of the Riverside Municipal Code shall be maintained at all times.

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 attorney's 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 Declarant, its 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, Declarant has caused this Covenant and Agreement to be executed as of the day and year first written above.

PULTE HOME CORPORATION,  
a Michigan corporation

\*By: *A. Edgcomb*  
Printed Name: EDGCOMB  
Its: DIVISION PRESIDENT

\*By: *Scott Christman*  
Printed Name: Scott Christman  
Its: VP FINANCE

(\*Signatures must be notarized)

CITY OF RIVERSIDE

APPROVED AS TO FORM:

*Kristi J. Smith*  
Kristi J. Smith  
Supv. Deputy City Attorney

APPROVED AS TO CONTENT:

*Susan Huey*  
Susan Huey  
Planning Division

O:\Cycom\WPDocs\D028\P004\00064340.doc  
CA: 06-1367  
06/28/06



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

State of California  
County of Orange } ss.

On 08/25/06 before me, Kim Johnson Notary Public  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")  
personally appeared WJ Edcomb & Scott Christman  
Name(s) of Signer(s)

personally known to me  
 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.  
Kim Johnson  
Signature of Notary Public

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

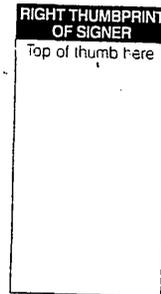
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



LARRY W. WARD  
COUNTY OF RIVERSIDE  
ASSESSOR-COUNTY CLERK-RECORDER

Recorder  
P.O. Box 751  
Riverside, CA 92502-0751  
(951) 486-7000

<http://riverside.asrclkrec.com>

NOTARY CLARITY

Under the provisions of Government Code 27361.7, I certify under the penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary: Kim Johnson

Commission #: 1611634

Place of Execution: Orange County

Date Commission Expires: 10-7-09

Date: 10-2-06

Signature: Amanda Gurling

Print Name: Amanda Gurling

