

RECORDING REQUESTED BY

City of Redlands

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME City Clerk, City of Redlands

STREET ADDRESS P.O. Box 3005

CITY, STATE & ZIP CODE Redlands, CA 92373



Electronically
Recorded in Official Records
County of San Bernardino

Bob Dutton
Assessor-Recorder-County Clerk

DOC# 2020-0355031

09/22/2020

08:42 AM

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Titles: 1 Pages: 5

Fees	\$0.00
Taxes	\$0.00
CA SB2 Fee	0.00
Total	\$0.00

**FEES NOT REQUIRED
PER GOVERNMENT CODE
SECTION 6103**

SPACE ABOVE FOR RECORDER'S USE ONLY

Declaration of Covenant

Title of Document

THIS AREA FOR RECORDER'S USE ONLY

THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY
AND MAIL TO:

City Clerk
City of Redlands
Post Office Box 3005
Redlands, California 92373

This document is exempt from the payment of a recording
fee pursuant to Government Code Section 27383

DECLARATION OF COVENANT FOR PARKWAY LANDSCAPE MAINTENANCE

This DECLARATION OF COVENANT FOR PARKWAY LANDSCAPE MAINTENANCE is made this 9 day of September, 2020, by Stuart Ave, LLC, a California Limited Liability Company, "Declarant."

Declarant is the owner of certain real property located in the City of Redlands, County of San Bernardino, State of California, known as Assessor's Parcel Nos. 0169-244-15, 0169-244-16, 0169-244-17, 0169-244-18, and 0169-244-34, (the "Property") as per map recorded in Book 13 pages 26 of Maps, in the office of the County Recorder of San Bernardino County, California.

Declarant is responsible to landscape and to maintain the parkways along the Eleventh Street and Stuart Avenue frontages as shown on Exhibit "A" (the "Parkways"), attached hereto and incorporated herein by reference, in a manner acceptable to the City of Redlands.

The purpose of this covenant is to declare that the maintenance of said Parkways is the responsibility of Declarant, that this responsibility shall pass to successive owners of the Property, that this covenant shall not be removed or amended without written consent of the City of Redlands and shall run with the Property in perpetuity. In the event the Declarant or any successive owner fails to maintain the Parkways to the satisfaction of the City, the Declarant or such successive owner shall commence proceedings to annex the Property to City Community Facilities, and pay all expenses associated therewith.

In the event any action is commenced to enforce or interpret the provisions of this Covenant the prevailing party shall, in addition to any costs and other relief, be entitled to recover its reasonable attorneys' fees, including fees for use of in-house counsel.

IN WITNESS WHEREOF, Declarant has executed this instrument as of the date first above written.

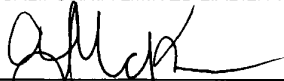
STUART AVE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

By:



BRYAN MCKERNAN, MANAGING MEMBER OF STUART AVE, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY

Date: 9/9/2020



CELINA MCKERNAN, MEMBER OF STUART AVE, LLC, A
CALIFORNIA LIMITED LIABILITY COMPANY

Date: 9/9/2020

(Notarize & Record)

ALL CAPACITY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California

COUNTY OF SAN BERNARDINO

On September 9, 2020 before me, Stephanie Marie Acosta, Notary Public
(Date) (Name and title of the officer)

personally appeared Bryan McKernan and Celina McKernan
(Name of person signing)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Steph Marie Acosta
 Signature of officer



(Seal)

EXHIBIT 'A'

 PARKWAY LANDSCAPE

