

DECLARATION OF RESTRICTIONS

SILVERADO HEIGHTS UNIT #1

Lots 1 through 128

Douglas County, Nevada

FIRST: That the said premises shall be used for residential purposes only and no mercantile or commercial business of any kind shall be carried on upon said premises, nor shall any building be erected or maintained on said premises or more than two stories in height, nor shall such dwelling house or residence be designed or intended for occupancy by more than one family.

SECOND: No dwelling house shall be erected or maintained on said premises, the ground floor area of which shall be less than 850 square feet in the case of a one story structure, nor less than 800 square feet in the case of a 1 1/2-story or 2-story structure, exclusive of garages, patios, terraces or porches.

THIRD: No fence or hedge shall be maintained over six feet in height.

FOURTH: No structure erected thereon shall have metal reflecting roofs, or metal reflecting sides.

FIFTH: No dwelling of a temporary character shall be erected or maintained on said premises or any part thereof, nor shall any basement, garage or other portion of a permanent dwelling intended to be erected thereon be used temporarily or otherwise as or for living quarters separate from or in addition to the appurtenant main dwelling, nor shall any trailer house be located or maintained on said premises, or any portion thereof.

SIXTH: No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot reserved exclusively for single family residential use in said Subdivision. Provided, however, that dogs, cats, or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purposes. Provided, further, that no animal, bird or reptile, kept as a household pet, shall be kept in such a manner as to constitute a nuisance.

SEVENTH: All structures 18 inches or higher shall observe a front lot line set-back of at least 20 feet and a side lot line set-back of at least 5 feet.

EIGHTH: No building or structure shall be erected, started, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure on the lot have been approved by JAMES LEE CONSTRUCTION CO., INC., whose address is Box 159, Minden, Nevada, 89423, which address may be used for the purpose of seeking approval required by this paragraph until such time as said James Lee Construction Co., Inc., shall designate another address for such property, by instrument recorded in the office of the County Recorder of Douglas County, Nevada.

NINTH: Provided, however, that a breach of any of the foregoing restrictions, covenants and conditions shall not in anywise defeat or render invalid the lien of any mortgage or deed of trust on said lots, or any part thereof, of the improvements thereon located, made in good faith and for value; and, provided further, that any title acquired through foreclosure of any mortgage or by exercise of the power of sale under any deed of trust shall be held subject to all of the restrictions, covenants and conditions contained herein.

(continued)

TENTH: The premises herein conveyed shall not be resubdivided into a building lot smaller than as herein conveyed.

ELEVENTH: No decree or order of any court or other tribunal declaring any of the foregoing restrictions, covenants, or conditions void and of no effect shall in any manner affect the remainder thereof and the same not specifically so declared void and of no effect shall remain in full force and effect.

TWELFTH: Upon any breach in any one of the substantial part of any one or all of the above conditions, restrictions or covenants, the title to the premises herein-above conveyed, together with all improvements thereon or appertaining, shall revert to the grantor herein, its successors or assigns, without ejectment, eviction or entry and the grantor, its successors or assigns shall further have the immediate right of re-entry and occupancy.

Dated: 9/8/78

JAMES LEE CONSTRUCTION CO., INC.,
a Nevada corporation

By: James Lee
James Lee

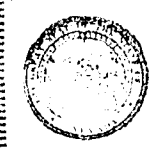
Witness his hand this 8th day of September, 1978.

STATE OF NEVADA)
COUNTY OF DOUGLAS) ss

On September 8, 1978
personally appeared before me a Notary
Public, James Lee

who acknowledged that he executed
the above instrument.

Jean A. Young
Notary Public



JEAN A. YOUNG
Notary Public - State of Nevada
Douglas County
My Commission Expires Oct. 19, 1979

REQUESTED BY
DOUGLAS COUNTY TITLE
OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
4.00 pd.
1978 SEP 18 AM 11:30

PATRICIA J. WILLIAMS
RECORDER
Carol Whart
Dep.

25347
BOOK 978 PAGE 1214