

65
3015 Dorrel St.
Las Vegas, NV 89102

, Declaration of Protective Conditions
Covenants, and Restrictions
for

MOUNTAIN VIEW ESTATES, UNIT 2

The undersigned, William J. and Geneva C. Blakley, the owners of the real property situated in the County of Douglas, State of Nevada, described as:

Block 5 lots 2,3,4,5,6,7 &8

Block 3 Lots 11,12,13,14 &15

Block 4 lots 16 & 17

do hereby certify and declare that they have established and by these presents do hereby establish the following restrictions, covenants and conditions subject to which all lots, parcels and portions of said subdivision shall be held, used, leased, sold and conveyed, hereby specifying that said restrictions, covenants and conditions shall constitute covenants to run with all the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitation upon all future owners in said subdivision, this Declaration of Restrictions being designed for the purpose of keeping said subdivision desirable, uniform and suitable in architectural design and use as herein specified:

1. Nothing but a single family dwelling of residence designed for the occupancy of one family, together with a 2 car private garage, attached to said dwelling for the sole use of the family occupying such single private dwelling, shall be erected on any lots in said subdivision. A one bedroom guest house shall be permissible upon any lot, but must not be rented commercially other than with a rental of entire premises.

2. No trade, business or profession or other type of commercial activity shall be carried on upon any of the single family residence in said subdivision. This shall not prevent an owner of a single family residence building from renting said property for residential use.

3. As to lots zoned exclusively for single family residential use, the following minimum floor space requirements shall apply: One story units shall have not less than 1250: Two story units shall have no less than 1600 square feet with a minimum of 1000 square feet on the ground

floor. Two story houses may only be built on lots bordering the East boundry of said subdivision.

4. Materials used for siding or roofing shall be of non-reflective materials so as to eliminate offensive glare to other property owners. Further, that all roofing surfaces shall be medium thickness wood shakes shingles or approved composition shingles or approved tile roofing.

5. No fence, wall or hedge higher than four (4) feet in the front yard or six (6) feet in the back yard shall be erected or maintained on any of the said lots in subdivision.

6. No portable buildings or trailers may be moved on to any lot in subdivision except that travel trailers may be dead stored in a garage or not closer than 100 feet to the front lot line.

7. No individual water system shall be permitted on any lot in said subdivision.

8. No lot in subdivision is to be maintained as a dumping ground for rubbish, trash, garbage, or waste and all such materials must be kept in sanitary containers.

9. No construction of any kind shall be permitted on any lot in said subdivision which does not meet the minimum requirements of these restrictions or of state or county building or construction requirements, whichever is greater.

10. No signs or advertisement of any kind shall be permitted on any of the residential lots in said subdivision except that a sign shall not be larger than 144 square inches setting forth the name of the owner or occupant of said lot, may be maintained thereon and a "For Rent" or "For Sale" sign not larger than 144 square inches may be placed thereon.

11. No Weed, underbrush or other unsightly growth shall be permitted to grow or remain upon any lot in the subdivision, and no refuse pile or unsightly object shall be allowed to be placed or suffered to remain anywhere thereon, and in the event the owner of any lot in said subdivision shall fail or refuse to keep the said lot free of weeds, underbrush (other than natural) or refuse piles or other unsightly growths or objects, then declarant or its successors and assings shall have the right to enter upon the lot and remove the same at the expense of the owner, and such entry shall not be deemed trespass.

12. Live stock is restricted to a total of two horses and shall be kept and sheltered in a manner so as not to constitute a nuisance and shall conform to any, or all county ordinances and restrictions.

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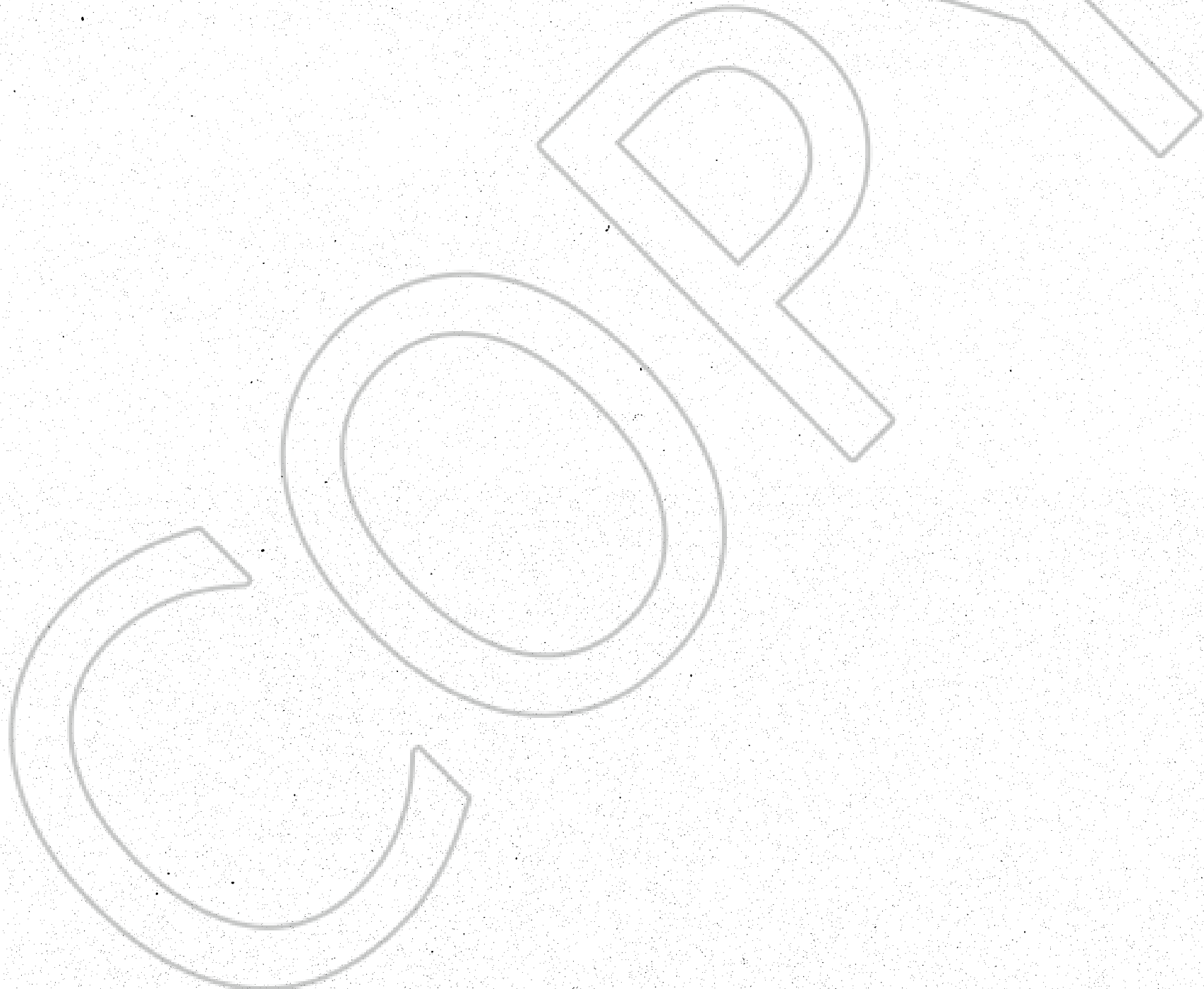
13. Each and every lot owner in subdivision shall maintain at his own expense a water meter of a design approved by the Water Company serving Mountain View Estates, and reasonable access and entry to the premises of each and every lot owner shall be accorded to representatives or employees of said improvement district for the purpose of inspecting and/or reading same..

William J. Blakley

William J. Blakley
William J. Blakley Owner

Geneva C. Blakley

Geneva C. Blakley
Geneva C. Blakley Owner



Developed By W^m J. Blakley N.A.V. # 800080

COPY

REQUESTED BY
W. J. Blakley
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
6.00 pd
1980 MAY -5 AM 11:00

MARIE A. RADEL
RECORDER
Donna Juchter 44212
(Dep.) BOOK 580 PAGE 127