

FIRST AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS & EASEMENTS
FOR HILLTOP DUPLEXES

This First Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements for Hilltop Duplexes is made this 15th day of March, 1983, by the undersigned, hereinafter referred to collectively as "Declarant" without regard to gender or number, being the owners of not less than seventy-five percent (75%) of the real property known as Hilltop Duplexes, Kingsbury, Douglas County, Nevada, as such are legally described as Lots 558 through 568 of the Map of Summit Village filed for record in the office of the County Recorder of Douglas County, Nevada, as Document No. 43419, on January 13, 1969, and as Document No. 46671 on December 24, 1969. Said document is further executed by the Hilltop Duplexes Homeowners' Association, Inc., a non-stock, non-profit cooperative corporation and consented to by the Summit Village Homeowners' Association, a non-stock, non-profit cooperative corporation, as required by Article Seven of the Declaration of Covenants, Conditions, Restrictions and Easements for Hilltop Duplexes recorded in the Office of the County Recorder of Douglas County, Nevada, as Document No. 58819, Book 881, Page 025 et. seq.

W I T N E S S E T H

WHEREAS, the undersigned desire to amend the above referred to Declaration of Covenants, Conditions, Restrictions and Easements to more specifically provide for the removal of snow from walkways, decks, doors, and windows located upon the "subject real property", and

WHEREAS, the undersigned parties are authorized to amend said Covenants, Conditions, Restrictions, and Easements as provided in Article Seven thereof,

NOW THEREFORE IT IS HEREBY DECLARED:

1. The Hilltop Duplexes Homeowners' Association, Inc., shall be responsible for and shall contract or otherwise provide for the removal of snow from all walkways located upon the common area of the subject real property. Each Owner shall pay to the Association the assessments which shall be established by the Association for the removal of such snow and each parcel in the subject real property shall be subject to a lien to secure payment of the assessment established against it.

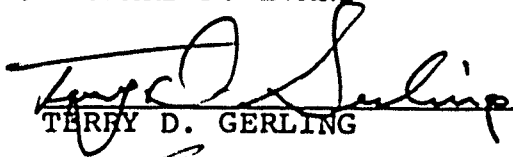
2. Each Owner shall be responsible for and shall remove the snow from all improvements located on said Owner's particular parcel including but not limited to the decks, doors, and windows. In the event an individual Owner fails to take such steps as are necessary to remove the snow from the Owner's parcel the Association may, if it so elects, cause the same to be removed from the Owner's parcel and the Association shall have the authority to establish and fix a special assessment against the Owner of said parcel who shall be personally responsible therefore and the liability of the owner of such parcel shall constitute a lien against such parcel in the same manner as otherwise provided for in the Declaration of Covenants, Conditions, Restrictions and Easements for the Hilltop Duplexes. Any special assessment shall be payable in full on the first day of second calendar month next following the date that the same shall be established by the Association.

3. In all other respects the Declaration of Covenants, Conditions, Restrictions and Easements for the Hilltop Duplexes dated July 21, 1981, and recorded as Instrument No. 58819 in the office of the County Recorder of Douglas County, Nevada, are hereby ratified and confirmed.

IN WITNESS WHEREOF, the undersigned Declarant, the Hilltop Homeowners' Association, Inc., and the Summit Village Homeowners' Association have executed this First Amendment to the Declaration to Covenants, Conditions, Restrictions and Easements for the Hilltop Duplexes this 15 day of March, 1983.


RICHARD F. EVANS


ANNE K. EVANS

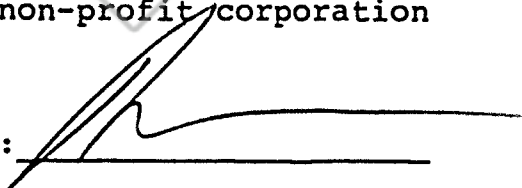

TERRY D. GERLING


CONNIE GERLING


RICHARD SCHIELD



KATHRYN SCHIELD

HILLTOP HOMEOWNERS'
ASSOCIATION, INC.,
a non-profit corporation

By: 

The above referred to First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Hilltop Duplexes is hereby approved by the Summit Village Homeowners' Association.

SUMMIT VILLAGE HOMEOWNERS'
ASSOCIATION

By: 
Michèle M'Que

