

When Recorded, Mail To:

Conrad R. and
Catherine M. Stitser
35 Bobcat Drive
Reno, Nevada 89523

Space Above This Line For Recorder's Use

FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR LOT 224, GARDNERVILLE RANCHOS UNIT NO. 6

The undersigned, being all persons holding an interest in that certain real property, located in Douglas County, Nevada, which is particularly described as follows:

Lot 224, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 29, 1973, as File No. 66512 (herein called Lot 224);

do hereby make the following amendment to the Declaration of Covenants, Conditions and Restrictions for Lot 224, Gardnerville Ranchos Unit No. 6, which document was recorded April 26, 1985, as Document No. 116547, Book 485, Pages 2176-2189, Official Records, Douglas County, Nevada, by adding an article 21 to said Declaration. Article 21 shall read as follows:

21. Common Areas:

- a). Description: The "common areas" are those exterior parts of Lot 224 upon which buildings have not been constructed. They include the parking area and driveways between the street line and the garage in the front of the condominiums and the front, side and back yards appurtenant to the condominiums.

b) Use and Maintenance: The owner of the condominium on the west side of Lot 224 shall have the exclusive use and obligation to reasonably maintain the "common area" which is west of a projected line extended from and parallel with the party wall of the garage to the street line and then running westerly to the northwesterly corner of Lot 224; then along the westerly boundary to the southwesterly corner of Lot 224; then easterly along the southerly boundary of Lot 224 to the fence running at a right angle to the said southerly boundary and along a north/south line which is the extension of and parallel to the party wall separating the two condominiums; then running northerly along said fence line to the condominium building excepting the enclosure encompassing the liquified petroleum tank or tanks.

c) Use and Maintenance: The owner of the condominium on the east side of Lot 224 shall have the exclusive use and obligation to reasonably maintain the "common area" which is east of a projected line extended from and parallel with the party wall of the garage to the street line and then running easterly to the northeasterly corner of Lot 224; then along the easterly boundary to the southeasterly corner of Lot 224; then westerly along the southerly boundary of Lot 224 to the fence running at a


right angle to the said southerly boundary and along a north/south line which is the extension of and parallel to the party wall separating the two condominiums; then running northerly along said fence line to the condominium building excepting the enclosure encompassing the liquified petroleum tank or tanks.

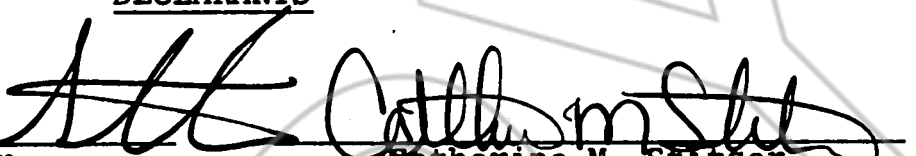
- d). Owners of both condominiums shall have the obligation to reasonably maintain the "common area" inside of the enclosure encompassing the liquified petroleum tank or tanks.
- e). Any fencing, landscaping and any other improvements located within a "common area" relative to which a condominium owner has the exclusive use of that "common area" shall be reasonably maintained by that owner.
- f). In the event any condominium owner (delinquent owner) shall fail or refuse to perform any of his obligations set forth in this article No. 21, above, the owner of any other condominium unit on Lot 224, or their authorized agents, shall upon Seventy-two (72) hours notice to such delinquent owner have the right to enter upon such neglected "common area" for the purpose of performing said obligations, and shall not be liable for trespass for so doing. In addition, such owner who performs the delinquent owner's said obligations shall have all the rights and

remedies as set forth in article No. 19, pages 11-13, of the Declaration of Covenants, Conditions and Restrictions for Lot 224, Gardnerville Ranchos Unit No. 6, said article 19 being incorporated fully herein by reference.

IN WITNESS WHEREOF, the undersigned Declarants have executed this instrument the 6th day of June, 1985.

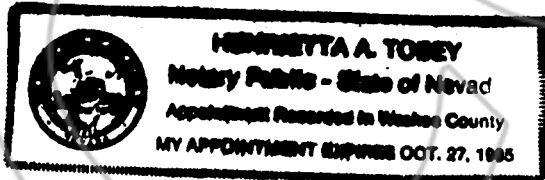
DECLARANTS


Conrad R. Stitser

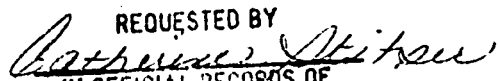

Catherine M. Stitser

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

On this 6 day of June, 1985, personally appeared before me, a Notary Public, Conrad R. Stitser and Catherine M. Stitser, who acknowledged to me that they executed the above instrument.






Notary Public

REQUESTED BY

IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

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SUZANNE BEAUGREAU
RECORDER

 PAID  DEPUTY

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