

✓ When recorded mail to
Phil Carter
P. O. Box 1344
Minden, Nv 89423

Declaration of protective Conditions,
Covenants and Restrictions
for
Mountain View Estates, Units IV & V
Douglas County, Nevada

The undersigned, Phil Carter, the owner of the real property situated in Douglas County, State of Nevada, described as follows:

A parcel of land being a portion of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, T14N, R20E, MDBL&M,

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

1. Nothing but a single family dwelling or residence designed for the occupancy of one family, together with a two car or larger garage, attached to said dwelling; shall be erected on any lots in said subdivision. A one bedroom guest house shall be permitted upon any lot, but must not be rented commercially other than with the rental of the entire premises.

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

3. All dwellings or residences constructed in said subdivisions shall contain a minimum of 1,500 square feet of living space. All two story residences shall contain a minimum of 1,800 square feet of living space with a minimum of 1,200 square feet on the ground floor.

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

5. No fence, wall or hedge higher than 4 feet in the front or six feet in the backyard shall be erected or maintained in said subdivisions.

6. No individual water systems (wells) shall be permitted on any lots in said subdivision.

7. No portable building or trailers may be moved on to any lot in said subdivisions except that travel trailers or motor homes may be dead stored in a garage or not closer than 100 feet from the front property line. Trailers may be permitted during the course of construction, provided the owner has an active building permit from Douglas County.

8. No lot in said subdivisions are 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 in said subdivision shall be permitted which does not meet the minimum requirements of these restrictions or state or county construction requirements, whichever is greater.

10. No weed, underbrush or other unsightly growth shall be permitted to grow or remain upon any lot in the subdivisions, and no refuse pile or unsightly object shall be allowed to be placed or allowed to remain anywhere thereon, and in the event the owner of any lot in said subdivisions 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 assigns 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.

11. No signs or advertising of any kind shall be permitted on any lot in said subdivisions except that a sign no larger than 550 square inches advertising the property either "for sale" or "for rent".

12. Horses will be allowed on any lot of ONE ACRE or more in size and will be limited in amount by Douglas County Ordinance. All horse facilities must be kept in a neat and orderly manner.

13. Each and every lot owner in said subdivisions shall maintain at his expense a water meter of a design approved by GATZ, INC., dba Mountain View Water Company, its successors and assigns, and reasonable access and entry to the premises of each and every lot shall be accorded its representatives.

14. Phil Carter, the owner of Mountain View Estates, Units IV & V, shall appoint THREE persons to an ARCHITECTURAL REVIEW COMMITTEE. The address of this committee shall be P. O. Box 1344, Minden, Nevada 89423. No building shall be placed, erected or altered on any lot in said subdivision until the plans and specifications and a plan showing the location of the structure have been approved by said committee. Said committee members shall receive no compensation for services. Property owners of Mountain View Estates, Units IV & V do hereby agree no action will be brought against Douglas County by reason Douglas County not issuing a permit because of non-approval of the ARCHITECTURAL REVIEW COMMITTEE. It is also agreed that the ARCHITECTURAL REVIEW COMMITTEE shall not be liable in damages to any person or association submitting any architectural plans for approval, or to any owner or owners of said land within Mountain View Estates Units IV & V, by reason of action, failure to act, approval, disapproval, or failure to approve or disapprove with regard to such architectural plans, any person or association acquiring the title to any property in MOUNTAIN VIEW ESTATES, Units IV & V, or any person or association submitting plans to the ARCHITECTURAL REVIEW COMMITTEE, its members as individuals, employees or agents. If a plan has not been approved or disapproved within THIRTY days of submittal, it shall be deemed approved.

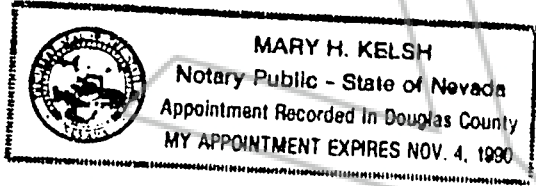
15. These Declarations of conditions, covenants and restrictions shall remain in force until December 31, 2020 and may be modified by approval of 70% or more of all property owners.

Phil Carter

Phil Carter
Owner, Mountain View Estates Units, IV & V

(General)

State of Nevada }
County of Douglas } ss.



On April 9, 1990, Phil Carter, personally appeared before me, a Notary Public, (or judge or other officer, as the case may be),

who acknowledged that he executed the above instrument.

IN WITNESS WHEREOF, I have hereunto set my

hand and affixed my official stamp at my office in the County of Douglas the day and year in this certificate first above written.

Mary H. Kelsch
NOTARY PUBLIC for said County and State
FNT 9-88/007

REQUESTED BY
Phil Carter
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'90 APR 13 P3:06

SUZANNE BEAUDREAU
RECORDER

223932

\$ 7.00 PAID *Bh* DEPUTY

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