

Roy H. Hibdon ✓
1479 So. Wells Ave #15
Reno, NV, 89502

Amendment To
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE
SUNSET PARK SUBDIVISION
DOUGLAS COUNTY, NEVADA

WHEREAS, said Declarants as owners of a majority of the lots comprising the Sunset Park Subdivision, said map thereof filed in the Office of the County Recorder of Douglas County, State of Nevada on the 5th day of June 1987.

WHEREAS, said Declarants desire to amend the Covenants, Conditions and Restrictions of the Sunset Park Subdivision filed in the Office of the County Recorder of Douglas County, State of Nevada on the 5th day of June 1987, Document 155936, Book 687, Page 804 - 812.

NOW, THEREFORE, said Declarant hereby amends said Covenants, Conditions and Restrictions as follows;

Article IV, paragraph 4.1 shall be amended to read as follows;

4.1 Parcels in this subdivision may be used for single family residences only, one story in height not to exceed twenty (20') feet. No commercial activity of any kind may be carried on, nor shall anything be done

Article IV, paragraph 4.9 shall be amended to read as follows;

4.9 No flat roof will be allowed. Roofs shall be 25 year dimensional composition material at a minimum. All local fire department regulations must be met as evidenced by inspection and approval by the East Fork Fire Protection District.

Article IV, paragraph 4.33 shall be added as follows;

4.33 ARCHITECTURAL COMMITTEE -

- 1) In order to provide for the orderly development of Sunset Park Subdivision, and to aid in establishing a unique and prestigious architectural format, there is hereby created an ARCHITECTURAL COMMITTEE composed of not less than three (3) nor more than seven (7) members, to be appointed by Nevada Environmental Services and Operational Management, Inc. (NESO) a Nevada Corporation, at least one of whom shall be a qualified member of one of the allied physical design professions (i.e., civil engineer, architect, land planner, etc.) with the first committee to consist of Roy H. Hibdon P.E., Walter L. Neitz, P.L.S., and Paul Trinidad. Committee members shall be subject to removal by Declarant, and any vacancies from time to time existing shall be filled by appointment of Declarant, except that the Committee need have no more than three (3) members. The power to appoint or remove Committee members shall be transferred permanently to the Committee upon the sale of all lots or parcels within the development, or at any time prior thereto at the discretion of the

Declarant. A quorum shall consist of at least three (3) Committee members. A decision may be rendered by a majority of Committee members at which a quorum is present. In the event of the resignation, incapacity, failure, or death of Declarant, the remaining member or members of the Committee shall fill any vacancy or vacancies. Further, the Committee shall have the power to establish its own internal rules regulations and procedural details.

- 2) For the purpose of further insuring the development of Sunset Park Subdivision as an area of high standard, the power is reserved to control the building , structures and other improvements placed on each lot, as well as to make such exception to these reservations and restrictions as the Committee hereinabove designated shall deem necessary or proper, whether or not provision therefor is specifically stated in any conveyance of a lot hereinafter made, and the owner of each and every lot, by acceptance of title thereto or by taking possession thereof, covenants and agrees that no building, wall or other structure shall be placed upon a lot unless and until the plans and specifications thereof and plot plan have been approved in writing by the Committee herein provided. Each such building, wall or structure shall be placed on the lot only in accordance with the plans and specifications and plot plan so approved. Refusal of approval of plans and specifications by such Committee may be based on any ground, including purely esthetic grounds, which in the sole and controlled discretion of the Committee shall seem sufficient. No alteration in the exterior appearance of the building or structure shall be made without like approval.
- 3) All plans of any structure, house, garage, etc. must be submitted to the Committee for approval before construction is commenced. All plans submitted for approval must be accompanied by:
 - a. One elevation of each side of structure
 - b. Floor plan showing square footage
 - c. Plot plan showing location of building
 - d. foundation plan
 - e. framing cross section
 - f. Complete set of specifications to include any building materials types and colors.
- 4) The Committee shall examine and approve or stipulate reasonable changes of alterations to the plans for any structure, dwelling unit, outbuilding, pool, hedge, fence or wall to be constructed on any lot. Said changes or alterations in plans duly submitted to the Committee shall be made only in the best and continuing interest of maintaining a superior tone and quality of architecture throughout the subdivision.
- 5) If any redecorating or alteration of the exterior of any existing structure be proposed without remodeling or adding to or affecting structural changes in any existing structure, it shall be necessary only to file an exterior color scheme of such changes and receive written approval of the Committee prior to commencing said work. When exterior redecoration, alteration, additions or remodeling effect structural changes, the provisions of paragraph 2) must be complied with.

6) Approval by the Committee of any given plan, plans, alteration of change may be withheld due to noncompliance with any of the specific requirements of this Declaration of Restrictions, or due to reasonable disapproval of the Committee as to the location of the building site upon any lot, appearance, construction materials to be used therein or thereon, the lot grading plan, the harmony of a proposed structure with the surrounding area and homes, and the influence or effect any structure may have upon the view or outlook of adjacent or neighboring homes. At no time shall the Committee action, on any matter submitted before it, take more than thirty (30) days from the date of said submission. In the event that the Committee approval or disapproval is not received at the end of said thirty (30) days, then such submission shall automatically be deemed fully approved.

Nevada Environmental Services and Operational Management, Inc.

Roy H. Hibdon

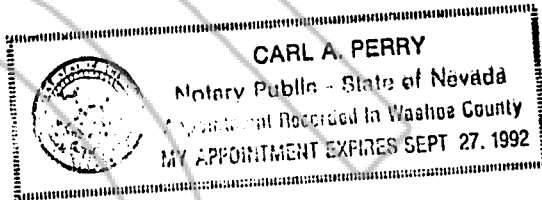
President
Roy H. Hibdon

STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

On this 14 day of May, 1990 before me, a Notary Public, personally appeared ROY H. HIBDON, known to me to be the President of Nevada Environmental Services and Operational Management, Inc., and acknowledged that he executed the foregoing instrument.

Carl A. Perry

Notary Public



REQUESTED BY
Roy H. Hibdon
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

90 MAY 16 12:53

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RECORDER

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