

When recorded mail to:
Basin Strategies
P. O. Box 11945
Zephyr Cove, NV 89448

Space above this line for recorder's use

DEED RESTRICTION FOR COVERAGE RESTRICTIONS

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This declaration is made this first day of October, 1990, by J. Scott Ford and Nancy Ford (hereafter "declarant").

RECITALS

1. Declarant is the owner of certain real property (hereinafter referred to as sending parcel) located in Douglas County, State of Nevada, described as follows:

Parcel 1: Lots 1 and 2, Block 1, as shown on the Official Map of Cave Rock Village Subdivision, recorded in the office of the County Recorder on October 5, 1953 as Document No. 9223 and shown on Amended Map recorded June 25, 1969, as Document No. 44707, Official Records of Douglas County, State of Nevada. APN 03-145-01

EXCEPTING THEREFROM that portion of said Lot 1 as conveyed to the State of Nevada by Deed recorded December 29, 1953 in Book B-1 of Deeds, at Page 5, Douglas County, Nevada records.

2. The certain real property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-511, 94 Stat. 3233, 1980), which region is subject to the regional plan adopted by the Tahoe Regional Planning Agency ("TRPA") pursuant to the Tahoe Regional Planning Compact.

3. The declarant has received approval from TRPA to transfer 442 square feet of land coverage from Parcel 1 to Parcel 2 (hereinafter referred to as receiving parcel) described below:

Parcel 2: Lot 6 of Subdivision No. 1, Caverock Cove, LTD., Tract, according to the official map thereof approved by the Board of County Commissioners of Douglas County, Nevada, on August 5, 1936, and filed in the office of the County Recorder of Douglas County, State of Nevada on the 26th day of September, 1936. APN 03-080-32

4. As a condition of the above approval and pursuant to the TRPA Code of Ordinances, Chapters 20 and 38, TRPA requires that the transfer shall be recorded in accordance with Chapter 38 and shall not result in land coverage on eligible parcels in excess of the maximum amounts prescribed by Subsection 20.3.B.

DECLARATION

Declarant hereby declares that, for the purpose of calculating land coverage and applying TRPA ordinances relating to land coverage, the certain real property described above (sending parcel) is, and shall be, deemed by TRPA to have transferred and retired 442 square feet of potential land coverage and to now contain 645 square feet of unused base allowable land coverage.

This declaration shall be deemed a covenant running with the land or as an equitable servitude, as the case may be, and shall constitute benefits and burdens to the parcels described above and shall be binding on the declarant and declarant's assigns and all persons hereafter acquiring or owning any interest in the above described parcels.

This declaration may not be revoked or modified without the prior express written and recorded consent of the Tahoe Regional Planning Agency or its successor agency, if any. TRPA is deemed and agreed to be a third party beneficiary of this declaration and as such can enforce the provisions of this declaration.

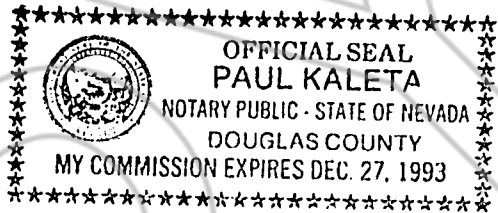
In witness whereof declarant has executed this declaration on the day and year written above.

Date 10-1-90

Declarant J. Scott Ford
(Notarized Signature)

Acknowledgement

State of Nevada)
County of Douglas) ss.



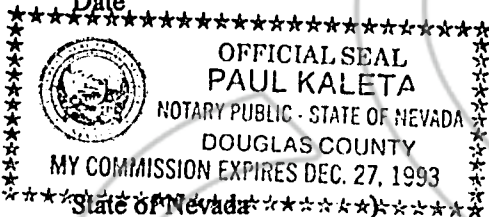
On this 1st day of October, in the year 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Scott Ford, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledge that he executed the same.

Paul Kaleta
NOTARY PUBLIC

Date 10-1-90

Declarant Nancy Ford
(Notarized Signature)

Acknowledgement



State of Nevada)
County of Douglas) ss.

On this 1st day of October, in the year 1990, before me, the undersigned, a Notary Public in and for said State, personally appeared Nancy Ford, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to within the instrument and acknowledge that he executed the same.

Paul Kaleta
NOTARY PUBLIC

REQUESTED BY
Boris Stkategoris
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

90 OCT -2 P4:56

SUZANNE BEAUGREAU
RECORDER
235873
60 PAID 60 DEPUTY
BOOK 1090 PAGE 394