

JKA
PO BOX 1475
SLT. CH. 96150

DEED RESTRICTION

This deed restriction is made this twenty-first day of January, 1993, by JOEY MAX LAUB and HELEN ANN LAUB, husband and wife (hereafter "Declarant").

RECITALS

Declarant is the owner of certain real property in Douglas County, State of Nevada described as follows:

Lot 35, as shown on the Map of Zephyr Knolls No. 2, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 6, 1957, Document No. 12285 and by Amended Map filed on July 5, 1957, Document No. 12415.

Assessor's Parcel No. 05-132-20

Declarant has submitted a Qualified Exempt Declaration to TRPA to construct a garage with a room above on the above-described property.

The above property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-552, 94 Stat. 3233, 1980), which region is subject to the regional plan and ordinances adopted by TRPA pursuant to the Compact.

Pursuant to Chapters 4, 18 and 33 of the TRPA Code of Ordinances, TRPA requires that the use of the garage, situated on the north side of the primary residence, and the room above it be documented through a recorded instrument.

DECLARATIONS

Declarant declares that the garage, including the second floor living space above it, is an accessory use to and part of the primary residence and does not constitute a secondary residence or separate residential unit. As an accessory use the garage and second floor living space shall not be permitted to contain bathing or cooking facilities. The garage and second floor living space shall not be leased, rented, or used separate from the primary residence. Use of the garage or second floor living space as a separate residential unit shall constitute a violation of the TRPA Code of Ordinances.

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 acquiring or owning any interest in the above parcels.

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