

ENCROACHMENT PERMIT

This permit is issued by the Tahoe Village Homeowners Association, a Nevada non-profit corporation, hereinafter referred to as "Permittor" and Les Spear, hereinafter referred to as "Permittee".

W I T N E S S E T H :

Permittor is the owner of all of that common area within the boundaries of Tahoe Village Units Nos. 1, 2, and 3 in Douglas County, Nevada, and administers said property according to the provisions of the Declaration of covenants, conditions and restrictions recorded 26 July 1989 at Book 789, Page 3011 et. seq., as such may be duly amended from time to time; and

Whereas, Permittee represents the ownership of Lot 20 within Unit 2 of said association, such property being more particularly identified as Douglas County Assessor's Parcel Nos. 41-050-01, 41-050-02, 41-050-03 and 41-050-04; and,

Whereas, Permittee desires to construct improvements upon the common area owned by the association adjacent to and benefitting Permittee's property, and to maintain and be responsible for such improvements; and,

Whereas, Permittee has requested that Permittor issue an Encroachment Permit pursuant to Section 6.1(d) of Article 6 of the CC&Rs, which Permittor is willing to do so subject to the terms and conditions set forth herein,

NOW, THEREFORE, Permittor, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants to Permittee, and to its successors and assigns, an Encroachment Permit as follows:

1. The Encroachment Permit shall be over, across and upon that real property more specifically described and set forth in Exhibit A attached hereto.

2. The Encroachment Permit shall allow construction, maintenance, repair and replacement of the improvements described on Exhibit B attached hereto.

3. The Encroachment Permit is conditioned upon the agreement of Permittee to assume all responsibility and sole liability for maintenance, liability and use of the improvements, and Permittee's further agreement to indemnify and hold Permittor harmless from any and all liability or expense, including attorney's fees related thereto.

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TAHOE VILLAGE ENCROACHMENT PERMIT
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4. Permittee shall assure that Permittor is a co-insured under the liability insurance policy, and shall provide Permittor with certificate of said insurance.

5. Permittee shall construct and maintain such improvements according to all applicable building codes and rules and regulations, to the satisfaction of all entities with jurisdiction thereof over the property or such improvements, and to the satisfaction of Permittor, all at Permittee's sole cost and expense.

6. This Encroachment Permit and any easement granted hereby, may be terminated by Permittor, in Permittor's sole discretion, upon the failure of Permittee to comply with the terms and conditions hereof. Termination shall be by Permittor's written notice of termination to Permittee following prior written notice of Permittee's failure to comply and Permittee's subsequent failure to cure within twenty (20) days. The notice or document of termination may be recorded in Permittor's discretion.

Executed this 1st day of October, 1993, at Tahoe Village, Douglas County, Nevada.

TAHOE VILLAGE HOMEOWNERS ASSOCIATION

BY *Stan Hansen* STAN HANSEN
President, Board of Directors

BY *Robert Dunbar* ROBERT DUNBAR
Secretary, Board of Directors

TAHOE VILLAGE CONDOMINIUM 20-II

BY *Les Spear*
Les Spear, Treasurer



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**TAHOE VILLAGE HOMEOWNERS ASSOCIATION
ENCROACHMENT PERMIT**

EXHIBIT A

DESCRIPTION OF COMMON AREA

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Undivided interest in and to the Common Area of the Condominium Plot Plan of Tahoe Village Condominium 20-II, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 10, 1976, as Document No. 88833, as the common area as so defined in the Declaration of Covenants, Conditions and Restrictions recorded June 25, 1976 in Book 676 of Official Records at Page 1323, Douglas County, Nevada.

A.P.N. 41-050-01
41-050-02
41-050-03
41-050-04

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EXHIBIT B

DESCRIPTION OF IMPROVEMENTS

All those stairways, decks, walkways, landings and other appurtenant structures providing means of ingress and egress for the lots specified in the above encroachment permit.

Such structures built upon the Common Area as designated on the Condominium Plot Plan of Tahoe Village Condominium 20-II, filed for record in the Office of the County Recorder of Douglas County, Nevada, on March 10, 1976, as Document No. 88833, as the common area as so defined in the Declaration of Covenants, Conditions and Restrictions recorded June 25, 1976 in Book 676 of Official Records at Page 1323, Douglas County, Nevada.

A.P.N. 41-050-01
41-050-02
41-050-03
41-050-04

(702) 588-7820

Tahoe
Village
HOMEOWNERS ASSOCIATION

Carolyn Bryant
General Manager

P.O. Box 5030
Stateline, NV 89449

REQUESTED BY
Tahoe Village HOA
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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SUZANNE BEAUBEAU
RECORDER
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