

694-04

**RECORDING REQUESTED BY:**  
**TAHOE REGIONAL PLANNING AGENCY**  
Post Office Box 1038  
Sephyr Cove, Nevada 89448

**WHEN RECORDED MAIL TO:**  
**TAHOE REGIONAL PLANNING AGENCY**  
Post Office Box 1038  
Sephyr Cove, Nevada 89448  
Attention: Kathy Canfield, Associate Planner

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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR  
PROJECT AREA AND COVERAGE CALCULATION ("DEED RESTRICTION")**

This Deed Restriction is made this 6 day of JULY, 1994,  
by Charles & Barbara Slack (hereinafter referred to as "Declarants").

**RECITALS**

1. Declarants are the owner of certain real property located in Douglas County, State of Nevada, more particularly described as follows:

**Parcel 1**

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

Lot 9, as shown on the Amended map of Lakeridge Estate No. 1, filed in the office of the County Recorder of Douglas County, Nevada, on February 23, 1959, as Document No. 14083.

Together with a perpetual easement for ingress, egress and parking purposes by pedestrians, motor vehicles, or human powered vehicles described as follows:

A portion of the Northwest one-quarter (NW 1/4) Section 34, Township 14 North, Range 18 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northeast (NE) Corner of Parcel 9 as set forth on that certain Revised Plat of Lakeridge Estates No. 1, that was filed for record in the office of the County Recorder of Douglas County, Nevada, on the 23rd day of February 1959 in Book 1 of Maps, as Document No. 14083; thence North 73°04'40" West, 21.88 feet along the line between Parcels 9 and 10 as shown on said plat to the point of beginning; thence continuing North 73°04'40" West,

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38.66 feet along said line between Parcels 9 and 10; thence North 67°048'17" East 12.51 feet; thence South 57°50'00" East, 37.73 feet to the point of beginning, and having Assessor's Parcel Number 03-180-09.

Parcel 2

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

Lot 10, as shown on the Amended map of Lakeridge Estates No. 1, filed in the office of the County Recorder of Douglas county, Nevada, on February 23, 1959, as Document No. 14083.

A portion of the Northwest one-quarter (NW 1/4) Section 34 Township 14 North, Range 18 East, mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northeast (NE) corner of Parcel 9 as set forth on that certain revised Plat of Lakeridge Estates No. 1, that was filed for record in the office of the County Recorder of Douglas County, Nevada, on the 23rd day of February 1959, in Book 1 of Maps, as Document No. 14083; thence North 73°04'40" West, 6.30 feet along the line between Parcels 9 and 10 as shown on said plat to the point of beginning; thence continuing North 73°04'40" West, 11.24 feet along said line between Parcels 9 and 10; thence South 49°01'19" East, 18.52 feet to the right-of-way line of Pine Point Drive; thence along the arc of a curve to the right on the right-of-way line of Pine Point Drive, having a delta angle of 06°11'32", and an arc length of 4.97 feet, thence North 49°01'19" West, 6.33 feet to the point of beginning, and having Assessor's Parcel Number 03-180-10.

2. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the Tahoe Regional Planning Agency (hereafter "TRPA") pursuant to the Tahoe Regional Planning Compact.

3. Declarants received approval from the TRPA on July 6, 1994, to construct a garage addition, subject to certain conditions contained on said approval, including a condition that Declarants record a deed restriction permanently assuring that the coverage calculations for the parcels within the project area shall always be made as if the parcels had been legally merged.

5. As a condition of the above approval and pursuant to the TRPA Code of Ordinances, Chapter 20, Land Coverage, Section 20.3.D(1)(a), TRPA requires that the parcels within the above project area be treated as if legally merged for the purpose of future land coverage calculations within the project area.

DECLARATIONS

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1. Declarants hereby declares that, for the purpose of satisfying

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TRPA's July 6, 1994 condition of approval, the Property consisting of  
Parcels 1 and 2 identified herein shall always be treated as if the parcels  
had been legally merged for the purposes of land coverage calculations  
within the project area.

2. This Deed Restriction shall be deemed a covenant running with  
the land, or an equitable servitude, as the case may be, and shall be  
binding on the Declarants and Declarants' assigns, and all persons acquiring  
or owning any interest in the Property.

3. This Deed Restriction may not be modified or revoked without the  
prior written and recorded consent of the TRPA or its successor agency, if  
any. TRPA shall be deemed and agreed to be a third party beneficiary of  
this Deed Restriction, and as such, can enforce the provisions of this Deed  
Restriction.

IN WITNESS WHEREOF, Declarants have executed this Deed Restriction on  
the day and year written.

DECLARANT(S)' SIGNATURES':

*Charles Slack*  
CHARLES SLACK

Dated: *July 7, 1994*

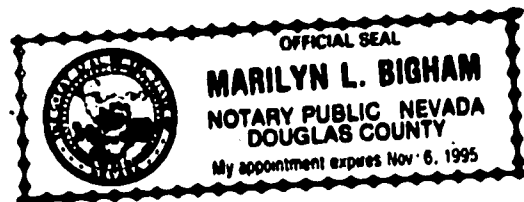
*Barbara Slack*  
BARBARA SLACK

Dated: *July 7, 1994*

STATE OF NEVADA )  
                          ) ss.  
COUNTY OF DOUGLAS

On this 7th day of July, 1994, before me,  
personally appeared Charles Slack & Barbara Slack personally known to me, or  
proved to me to be on the basis of satisfactory evidence to be the person  
whose name(s) is/are subscribed to the within instrument, and acknowledged  
to me that he/she/they executed the same in his/her/their authorized  
capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s) or the entity upon behalf of which the person(s) acted executed  
the instrument.

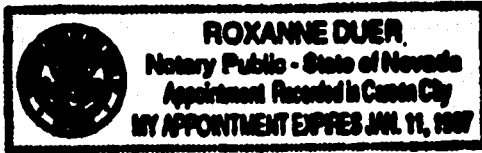
*Marilyn L. Bigham*  
NOTARY PUBLIC



APPROVED AS TO FORM:  
*Dawn E. Schalley*  
TAHOE REGIONAL PLANNING AGENCY

Dated: *July 6, 1994*

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STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 6th day of July, 1994, before me, personally appeared Susan B. Schally personally known to me, or proved to me to be on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.

Roxanne Duer  
NOTARY PUBLIC

RJN.41

COPY

REQUESTED BY  
~~PACIFIC TITLE CO.~~  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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SUZANNE BEAUDREAU  
RECORDER

\$10.00 PAID OK DEPUTY