

1 ✓ After Recording, mail to:

2  
3 Winhaven Gardens Homeowners' Association  
4 P.O. Box 1566  
5 Minden, Nevada 89423  
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8 **AMENDMENT TO**  
9 **DECLARATION TO COVENANTS, CONDITIONS**  
10 **AND RESTRICTIONS AND RESERVATION**  
11 **OF EASEMENTS OF**  
12 **WINHAVEN GARDENS, A SUBDIVISION OF WINHAVEN**  
13 **A PLANNED UNIT DEVELOPMENT**  
14 **MINDEN, DOUGLAS COUNTY, NEVADA**

15 COMES NOW, WINHAVEN GARDENS HOMEOWNERS' ASSOCIATION, a Nevada non-profit  
16 corporation. The DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
17 AND RESERVATION OF EASEMENTS OF WINHAVEN GARDENS, A SUBDIVISION OF  
18 WINHAVEN A PLANNED UNIT DEVELOPMENT, MINDEN, DOUGLAS COUNTY,  
19 NEVADA ("Declaration"), which was recorded in the office of the Douglas County Recorder on  
20 September 28, 1990, in Book 990, at Page 4348, as Document No. 235644, and hereby amends said  
21 Declaration, as permitted by Section 13.1 of said Declaration as follows:

22 Article 3.3 is amended as follows:

23 Residential Use: No Lot shall be occupied and used except for single family residential purposes  
24 by the Owners, their contract purchasers, lessees, tenants or guests, and no trade or business shall  
25 be conducted thereon, except that (1.) Declarant and Developer may use any Lot in the Project  
26 owned by him for a model home site and/or sales office, and (2.) a "home office" may be permitted  
27 in a Dwelling provided that such enterprise does not employ persons who do not reside in the  
28 household; does not hold itself out to perform services for the general public; does not by its  
29 presence create unreasonable vehicular or pedestrian traffic; and does not hold out or advertise at  
30 the dwelling to perform services to the general public.

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32 All of the remaining terms and provisions of the above-described Declaration shall remain  
33 unchanged.  
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DATED this 11 day of December, 1995.

WINHAVEN GARDENS HOMEOWNERS' ASSOCIATION,  
A Nevada non-profit corporation

Bert Pollitt  
Bert Pollitt, President

STATE OF NEVADA            )  
  : ss.  
County of Douglas         )

On this 11 day of December, 1995, personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, Bert Pollitt, who is President of Winhaven Gardens Homeowners' Association, a Nevada non-profit corporation, personally known to me to be the person who executed the foregoing instrument on behalf of said corporation and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Holly Corgan  
NOTARY PUBLIC



376671  
BK 1295PG 1530

"EXHIBIT 1"

LEGAL DESCRIPTION  
OF  
WINHAVEN UNIT NO. 2  
CLUSTER HOMES (BLOCK E & F)

A portion of the northwest one-quarter of Section 29, Township 13 North, Range 20 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

COMMENCING at the Southeast corner of the Western Nevada Properties, Inc., parcel as shown on Record of Survey Map, Book 686, Page 2218, Document No. 136664 of the Douglas County Recorder's Office, being a 1/2 inch iron pipe;

THENCE N 00° 00' 26" W, along the East line of said parcel, 433.65 feet to the TRUE POINT OF BEGINNING;

THENCE, S 89° 59' 34" W, 25.00 Feet;

THENCE, N 0° 00' 26" W, 55.89 Feet;

THENCE, N 30° 27' 17" W, 66.69 Feet;

THENCE, N 53° 37' 22" W, 116.66 Feet;

THENCE, N 63° 05' 10" W, 176.01 Feet;

THENCE, N 44° 00' 22" W, 91.82 Feet;

THENCE, N 31° 59' 19" W, 76.50 Feet;

THENCE, N 30° 16' 55" W, 79.81 Feet;

THENCE, 80.014 Feet along a non-tangent curve to the right of radius 697.23 Feet, a central angle of 6° 34' 31" (chord bears S 63° 42' 13" W, 79.97 Feet);

THENCE, N 17° 51' 41" W, 60.27 Feet;

THENCE, 73.48 Feet along a non-tangent curve to the left of radius 637.23 Feet, a central angle of 6° 36' 25" (chord bears N 63° 12' 05" E, 73.44 Feet);

THENCE, N 16° 20' 00" W, 252.66 Feet;

THENCE, N 19° 20' 38" W, 86.00 Feet;

THENCE, S 63° 00' 44" E, 90.79 Feet;

THENCE, N 71° 02' 10" E, 250.25 Feet;

THENCE, N 79° 55' 55" E, 26.34 Feet;

THENCE, S 87° 00' 00" E, 235.12 Feet;

THENCE, S 0° 00' 26" E, 873.20 Feet to the POINT OF BEGINNING.

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Containing 7.270 acres, more or less.

LEGAL DESCRIPTION  
OF  
WINHAVEN SUBDIVISION  
FUTURE CLUSTER HOMES AND OPEN SPACE

A portion of the northwest one-quarter of Section 29, Township 13 North, Range 20 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

COMMENCING at the Southeast corner of the" Western Nevada Properties, Inc., parcel as shown on Record of Survey Map, Book 686, Page 2218, Document No. 136664 of the Douglas County Recorder's Office, being a 1/2 inch iron pipe;

THENCE N 00° 00' 26" W, along the East line of said parcel, 1306.85 feet TO THE TRUE POINT OF BEGINNING;

THENCE N 87° 00' 00" W, 235.12 feet;

THENCE S 79° 55' 55" W, 26.34 Feet;

THENCE S 71° 02' 10" W, 250.25 Feet;

THENCE N 63° 00' 44" W, 90.79 Feet;

THENCE N 19° 20' 45" W, 513.32 Feet;

THENCE S 69° 49' 35" W, 86.13 Feet;

THENCE N 36° 27' 14" W, 62.51 Feet;

THENCE 26.50 Feet along a curve of radius 20.00 Feet, a central angle of 75° 55' 36" (chord bears N 72° 12' 37" W, 24.61 Feet);

THENCE 206.26 Feet along a curve of radius 684.09 Feet, a central angle of 17° 16' 33" (chord bears N 42° 53' 06" W, 205.49 Feet);

THENCE N 38° 28' 38" E, 119.48 Feet;

THENCE N 59° 33' 19" W, 173.69 Feet;

THENCE S 21° 57' 32" W, 96.14 Feet;

THENCE N 66° 50' 03" W, 60.01 Feet;

THENCE N 21° 57' 32" E, 102.12 Feet;

THENCE N 68° 02' 29" W, 79.21 Feet;

THENCE N 76° 40' 38" W, 170.66 Feet;

THENCE N 83° 47' 26" W, 310.89 Feet;

THENCE N 89° 32' 28" W, 221.74 Feet;

THENCE S 3° 54' 19" E, 93.52 Feet;

THENCE S 84° 49' 31" W, 60.01 Feet;

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"EXHIBIT 2"

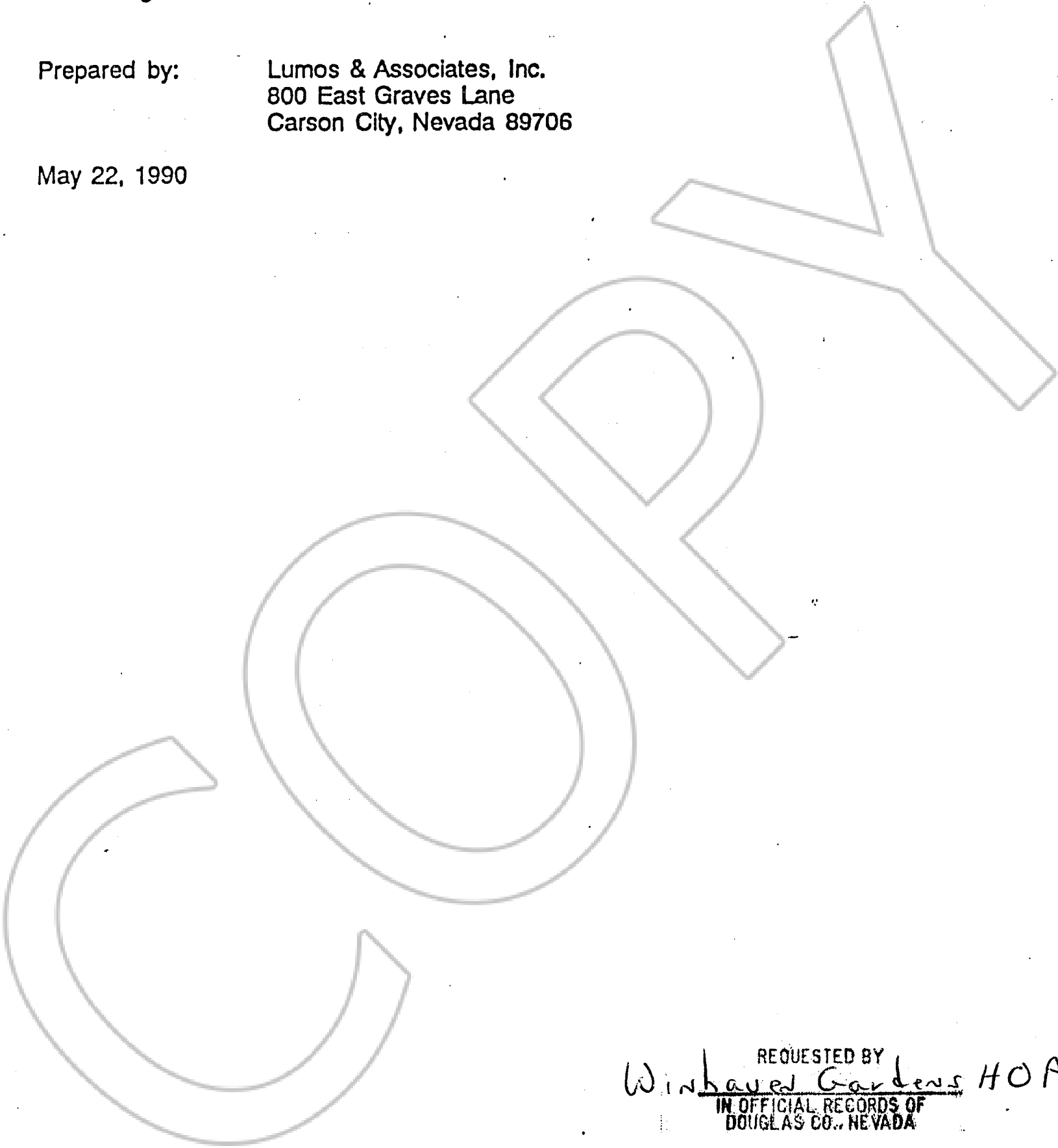
THENCE N 89° 46' 11" E, 2312.17 Feet;

THENCE S 0° 00' 26" E, 1344.54 Feet TO THE POINT OF BEGINNING.

Containing 40.58 acres more or less.

Prepared by: Lumos & Associates, Inc.  
800 East Graves Lane  
Carson City, Nevada 89706

May 22, 1990



REQUESTED BY  
*Winhaver Gardens HOA*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'95 DEC 11 P4:21

**376671**  
**BK 1295 PG 1533**

LINDA SLATER  
RECORDER  
\$ 11.00 PAID *KJ* DEPUTY