

Recording requested by  
and when recorded, mail to:  
Roland and Joan Dreyer  
Post Office Box 254  
Minden NV 89423

**DECLARATION OF PROTECTIVE COVENANTS  
AND RESTRICTIONS**

96080807

THIS DECLARATION is made on the date hereinafter set forth by Joan P. Dreyer and Roland Dreyer, hereinafter referred to "Declarant".

**RECITALS**

1. Declarant is the owner of that property located in Douglas County, Nevada, more particularly described in Exhibit "A" which is attached hereto and made a part hereof.
2. Declarant declares that the Exhibit "A" property shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved subject to the provisions of this Declaration.
3. The provisions of this Declaration create an equitable servitude upon the Exhibit "A" property in favor of Declarant, their heirs, successors and assigns and shall run with the land for the benefit of Declarant.
4. Design Review Restriction. The Exhibit "A" property shall be encumbered with the reserved right of Declarant, their heirs, successors and assigns, review and approval of uses, colors, structures, signage and architectural design of any improvements on the Exhibit "A" property, as it is initially improved or modified from time to time, generally consistent with current zoning of the property and the plans and designation for the Carson-Tahoe Hospital Medical Office Buildings heretofore approved by Declarant.

This right of review shall be reasonable and fairly applied.

5. Duration. This reserved right and restriction shall be applicable for a period of thirty (30) years from the date hereof, after which time it will expire by its terms.

IN WITNESS WHEREOF, Declarant executes this Declaration on the 6<sup>th</sup> day of November, 1997.

Roland Dreyer  
ROLAND DREYER

Joan P. Dreyer  
JOAN P. DREYER

STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS    )

On 6 day of November, 1997, personally appeared before me, a notary public, ROLAND DREYER, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

Colleen McKeon  
Notary Public



STATE OF NEVADA            )  
  : ss.  
COUNTY OF DOUGLAS    )

On 6 day of November, 1997, personally appeared before me, a notary public, JOAN P. DREYER, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.

Colleen McKeon  
Notary Public



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BK 1197PG 1274

EXHIBIT "A"  
TO  
DECLARATION OF PROTECTIVE COVENANTS  
AND RESTRICTIONS

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,  
County of Douglas,, described as follows:

A parcel of land located within a portion of the East one-half  
(E1/2) of Section 30, Township 13 North, Range 20 East, Mount  
Diablo Meridian, more particularly described as follows:

Commencing at a Nevada Department of Transportation survey well  
on the center southbound lane of U.S. Highway 395, a brass disk  
in concrete, Station "S" 56+92.33 P.T.;

thence South 89°41'44" East, 117.00 feet to a point of the  
easterly right-of-way of U.S. Highway 395, Project F-395-1(3),  
the POINT OF BEGINNING;

thence along said easterly right-of-way North 00°18'16"  
East, 291.12 feet;

thence South 89°42'00" East, 135.00 feet;

thence North 68°41'10" East, 173.44 feet;

thence 525.96 feet along the arc of a curve to the left,  
nontangent to the preceding course having a radius of  
715.76 feet, central angle of 42°06'10" and chord bearing  
South 42°21'55" East;

thence South 63°25'00" East, 120.28 feet;

thence South 26°35'00" West, 455.06 feet;

thence North 63°19'00" West, 615.18 feet to a point on  
said easterly right-of-way of U.S. Highway 395;

thence along said easterly right-of-way North 00°18'16"  
East, 211.01 feet to the POINT OF BEGINNING.

Said land is shown as Adjusted Parcel 3 on that certain  
Record of Survey for Roland and Joan P. Dreyer filed for  
record in the office of the Douglas County recorder on  
July 31, 1997 in Book 797, Page 5731 as Document No. 418466,  
Official Records.

Portion of Assessors Parcel No. 25-020-22

TOGETHER WITH a non-exclusive driveway easement for ingress  
and egress as described in Deeds recorded July 31, 1997 in  
Book 797, Page 5687 and Book 797, Page 5691, Douglas County  
Nevada Official Records.

REQUESTED BY  
Stewart Title of Douglas County  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'97 NOV -6 P3:49

SCHEDULE A  
CLTA PRELIMINARY REPORT  
(7/88)

0425761

LINDA SLATER  
RECORDER

STEWART TITLE  
Guaranty Company

\$ 9.00 PAID *AL* DEPUTY

BK 1197 PG 1275