

99070339

When Recorded, Mail to:

BROOKE & SHAW

Post Office Box 2860

Minden, Nevada 89423

(702) 782-7171

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Five Creek LLC, a Nevada Limited Liability Company ("Covenantor") and its executors, administrators, and assigns, hereby states and covenants as follows.

Covenantor is the owner of that real property described as:

See Exhibit A attached hereto

and further identified as Assessor's Parcel Number 19-140-20 (the "Premises").

Covenantor desires that the premises be burdened by and subject to the following covenants, conditions, restrictions, and reservations (in addition to any such covenants, conditions, restrictions, and reservations stated elsewhere in this document or any other document). These covenants, conditions, restrictions, and reservations shall apply to and run with the land; all successive future owners and occupants shall have the same right to invoke and enforce the covenants, conditions, restrictions, and reservations applicable to this document.

No buildings whatsoever shall be constructed, placed or permitted on the premises except a private dwelling house with the necessary outbuildings, including a private garage. Any such dwelling house permitted on the premises shall be used only as a private residence.

The permitted dwelling house and the necessary outbuildings to be located on the premises shall not exceed two stories in height.

The premises shall not be parceled or subdivided except that a second parcel may be created from the original premises, and no further parcels may thereafter be created from the remaining premises or from the parceled property. In the event that a second parcel is created from these premises, the parcel so created shall be subject to the restrictions of this document. Improvements on the second parcel shall be limited to the construction of one private dwelling house, with necessary outbuildings, the construction of which is subject to the restrictions stated elsewhere in this document.

In the event that a second parcel is created from these premises, the deed and the recorded

map creating the second parcel, and deeds of transfer thereafter, shall contain a restriction against further parceling or subdividing and shall make reference to this agreement.

All future deeds of the above described property, including all future deeds from a parcel created therefrom, shall recite that the premises are subject to the restrictions of this agreement.

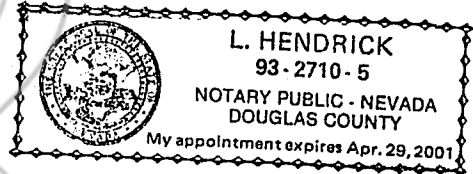
Witness our hands:

April 4 1999

Five Creek, LLC., by Cole Smith, its Managing Member
P.O. Box 2410
Minden, Nevada 89423

STATE OF NEVADA)
COUNTY OF Douglas) SS.

On 4-14, 1999,
before me, a notary public, personally appeared Cole Smith,
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.



Notary Public

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EXHIBIT "A"

LEGAL DESCRIPTION

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

All that portion lying within the Northwest 1/4 Section 15 Township 12 North, Range 19 East, M.D.B.&M., more particularly described as follows:

COMMENCING at the Northwest corner of Section 15; said point being the True Point of Beginning; thence North $89^{\circ}51'51''$ East, 1177.58 feet; thence South $00^{\circ}15'36''$ East, 1620.02 feet; thence South $89^{\circ}44'24''$ West, 1177.46 feet; thence North $00^{\circ}15'52''$ West, 1622.57 feet to the True Point of Beginning.

Said land is also shown as Lot E (not a part) on that certain Planned Unit Development 2014-1 for Job's Peak Ranch Unit 1 recorded as Document No. 415114.

APN 19-140-20

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'99 APR 15 P4:57

0465850

BK0499PG3222

LINDA SLATER
RECORDER
\$ 9.00 PAID *ks* DEPUTY