

Recording requested by  
and when recorded, mail to:

✓ William Jac Shaw, Esq.  
Brooke & Shaw, LLP  
1490 Fourth Street  
Minden, NV 89423

APN: 1320-30-802-003  
1320-30-870-002

### **RESTRICTION AND COVENANT REGARDING ACCESS AND PARKING**

This declaration is made by JAMES MICHAEL HICKEY, an unmarried man and JAMES MICHAEL HICKEY, Trustee of the JAMES MICHAEL HICKEY FAMILY TRUST AGREEMENT, dated 7 June 1995, based upon the following facts:

- A. Declarant is the owner of contiguous parcels of property located in Douglas County, Nevada, more particularly described as follows:
1. Parcels 1, 2, 3 and 4 as shown on that certain Parcel Map PM-2011 For Eagle Valley Construction Company, filed for record in the office of the Douglas County Recorder, Douglas County, State of Nevada, on November 2, 1995, in Book 1195, Page 248, as Document No. 374040, Official Records.
  2. Parcel 1 bears Douglas County Assessor's Parcel No. 1320-30-802-003, with a street address of 1701 County Road, Minden, Nevada.
  3. Parcels 2, 3 and 4 bear the Douglas County Assessor's Parcel No. 1320-30-870-002, and have an address of 1625 Highway 88, Minden, Nevada.
- B. The parcels are burdened by a Deed Restriction recorded at Book 598, Page 944, as Document 0439007.
- C. By this Agreement Declarant, being the sole owner of all effected properties,

desires to alter and amend the Deed Restriction appearing at Document 0439007, and further restrict the property described above in the following manner:

1. Declarant hereby declares that the properties described above shall be burdened by a blanket easement for ingress, egress and parking facilities over and across each of the parcels and for the mutual benefit of each of the parcels.

2. The benefit of mutual parking facilities is extended to each property, and burdens each property, only to the extent of customers and deliveries. Therefore, the owners and tenants of the respective properties are to discourage their tenant/owners and employees from parking on property owned by the other.

3. The owner or tenant of each parcel of property is allowed to describe a certain number of assigned or exclusive parking spaces. However, this may not be done in a manner to prevent or discourage clients or customers of tenants from the adjacent parcel from being able to utilize parking on either parcel.

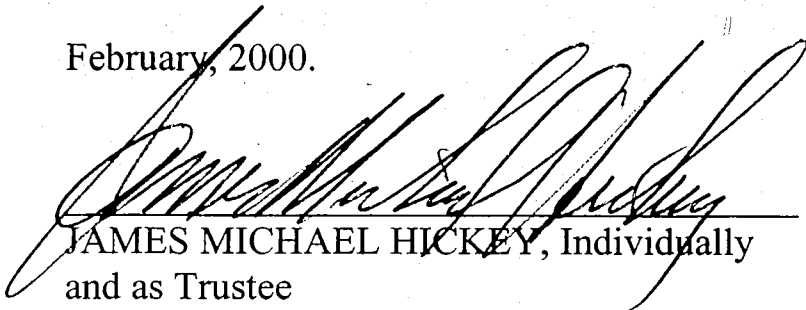
4. The owner of each parcel shall be responsible for the repair and maintenance of the parking facilities and landscaping of his parcel to such an extent that it does not create an unsightly appearance for the adjacent property.

5. The owner of each property shall maintain insurance on the parking and sidewalk areas which insurance shall specifically take into account the terms and conditions of this restriction and covenant.

6. This declaration shall be deemed and considered a covenant running with the land, conveying both benefits and burdens to the parcels described above, shall be binding on the declarant and the heirs, executors and assigns thereof, and on all persons hereafter acquiring or owning an interest in the above described property.

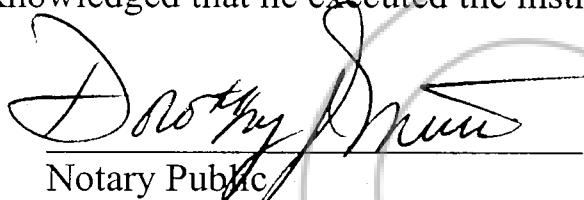
In witness whereof the declarant has executed this document the 24<sup>th</sup> day of

February, 2000.

  
JAMES MICHAEL HICKEY, Individually  
and as Trustee

STATE OF NEVADA            )  
  ) ss.  
COUNTY OF DOUGLAS    )

On Feb. 24, 2000, 2000 before me, a notary public, personally appeared JAMES MICHAEL HICKEY, personally known (or proved) to me to be the person who acknowledged that he executed the instrument.

  
Notary Public



REQUESTED BY  
Brocke + Shaw LLP  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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LINDA SLATER  
RECORDER

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