

Martha Graham-Jones  
1735 Toni Ct.  
Minden, NV  
89423

**AMENDMENT TO DECLARATION OF RESTRICTIONS  
FOR THE PALISADES DEVELOPMENT IN DOUGLAS COUNTY, NEVADA**

WHEREAS, that certain DECLARATION OF RESTRICTIONS dated the 13th day of July, 1994, establishing Conditions, Restrictions, and Covenants for lands known as The Palisades has been recorded on August 30, 1994 in Book 0984 page 5164, as instrument number 345023, and amended by the recordation of a CORRECTED DECLARATION OF RESTRICTIONS, recorded on April 10, 1995, in Book 0495 page 1298, as instrument number 359762, of the Official Records of Douglas County, Nevada and subsequently amended by the recordation of an AMENDMENT OF DECLARATION OF RESTRICTION, recorded on July 14, 1995, in Book 795 page 1968, as instrument number 366150 of the Official Records of Douglas County, Nevada, affecting all parcels of land as shown upon that certain map recorded on July 19, 1994, in the Official Records of Douglas County, Nevada, as document number ~~34067~~, 342067 *MP*. See Exhibit "A"

AND

WHEREAS, Section A of said DECLARATION OF RESTRICTIONS provides the provision that the CC&Rs, "----may be changed, supplemented, or abolished in any or all particulars by the recordation in the Office of the County Recorder of Douglas County, of an appropriate instrument duly executed and acknowledged by a majority of the owners of the parcels."

AND

WHEREAS, all 16 parcels in THE PALISADES have been recorded as sold and 9 homes have been either completed or are under construction.

AND

WHEREAS, the following undersigned owners of parcels, constituting a majority ownership of all lots, do hereby invoke the provision in Section A granting the right to change the said DECLARATION OF RESTRICTIONS and desire to amend same.

AND

WHEREAS, Section D-12 reflects the following provision: "All front yard fences shall be consistent with a standard fence detail (see attached exhibit 'B') and will be maintained by the homeowner in the manner of its original installation. Said fence shall be installed prior to certificate of occupancy."

NOW THEREFORE, Section D-12 of the herein above mentioned Declaration is amended in its entirety, and replaced with the following:

2/21/00

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The design, construction and maintenance of any fencing required by the individual homeowner in order to control animals or pets, or otherwise desired by the homeowner, shall be at the discretion of the homeowner. However, prior to construction, all plans for fencing must be submitted to and approved by the Architectural Committee. Any fencing built shall be appropriately maintained to maintain both the function of the fences and their impact upon the attractiveness of the total development.

AND

WHEREAS, Section D-14 reflects the following provision: "All owners shall develop and file as a part of the building plan, a detailed landscape plan defining all the intended landscape improvements with special regard to the front yard area. Said plan shall ensure the continuing maintenance including sprinkler systems with xeriscape features of other reasonable methods."

NOW THEREFORE, Section D-14 of the herein above mentioned Declaration is amended in its entirety, and replaced with the following:

All homeowners may landscape their lots at their discretion, so long as all other applicable sections of the Declaration of Restrictions are met.

AND

WHEREAS, Section D-15 reflects the following provision: "Within one (1) year of completion of the main dwelling unit, each parcel shall be landscaped in a manner as set forth on said approved plan and all landscaping shall be continuously maintained to harmonize with and sustain the attractiveness of the total development."

NOW THEREFORE, Section D-15 of the herein above mentioned Declaration is amended in its entirety, and replaced with the following:

All landscaping shall be continuously maintained to harmonize with and sustain the attractiveness of the total development.

AND

WHEREAS, Section D-16 reflects the following provision: "Boats, trailers, campers and other outside storage, if any, shall be fenced so as to conceal them from view of the neighboring parcels and streets."

NOW THEREFORE, Section D-16 is deleted in its entirety.

AND

WHEREAS, Section D-17 reflects the following provision: "No "night lights" of any kind shall be installed."

NOW THEREFORE, Section D-17 is amended to read as follows: "No night lights (to be defined as external light left on all night) of any kind shall be installed.

AND

WHEREAS, Section E-1 reflects the following provision: "Declarant has appointed an 'Architectural Review Committee' hereinafter called the ('Committee'). The Committee may appoint a third party. The principal function of the Committee is to administer these restrictions. The first two (2) committee members shall be Raymond M. Smith and Cole S. Smith. Upon resignation of any member, the remaining two may appoint a third. Upon the resignation of any two or all the members of the Committee, the Committee may appoint replacement members."

NOW THEREFORE, Section E-1 of the herein above mentioned Declaration is amended in its entirety, and replaced with the following:

The majority of the parcel owners shall appoint three (3) of the owners of homes in The Palisades to an Architectural Review Committee, hereinafter called the "Committee." Members are to be owners of existing homes or homes under construction in the development. The principal and sole function of the Committee is to administer these CC&Rs. Upon the resignation of any one or more members, the majority of the parcel owners shall appoint replacement members.

AND

WHEREAS, Section E-5 reflects the following provision: "Upon transfer of ownership of sixty percent (60%) of the parcels within the entire development within 'The Palisades' from the declarant to other owners, the appointment of Raymond M. Smith and Cole S. Smith as its representatives to the architectural review committee shall terminate. At such time the declarant may appoint two (2) or three (3) new members of the architectural review committee as replacements. Should they fail to do so, the remaining members shall function until such time."

NOW THEREFORE, Section E-5 of the herein above mentioned Declaration is amended to read as follows:

Upon transfer of ownership of sixty percent (60%) of the parcels within the entire development within "The Palisades" from the declarant to other owners, the appointment of Raymond M. Smith and Cole S. Smith as its representatives to the architectural review committee shall terminate.

SECTION E-6 shall be ADDED to the Declarations, as follows:

2/21/00

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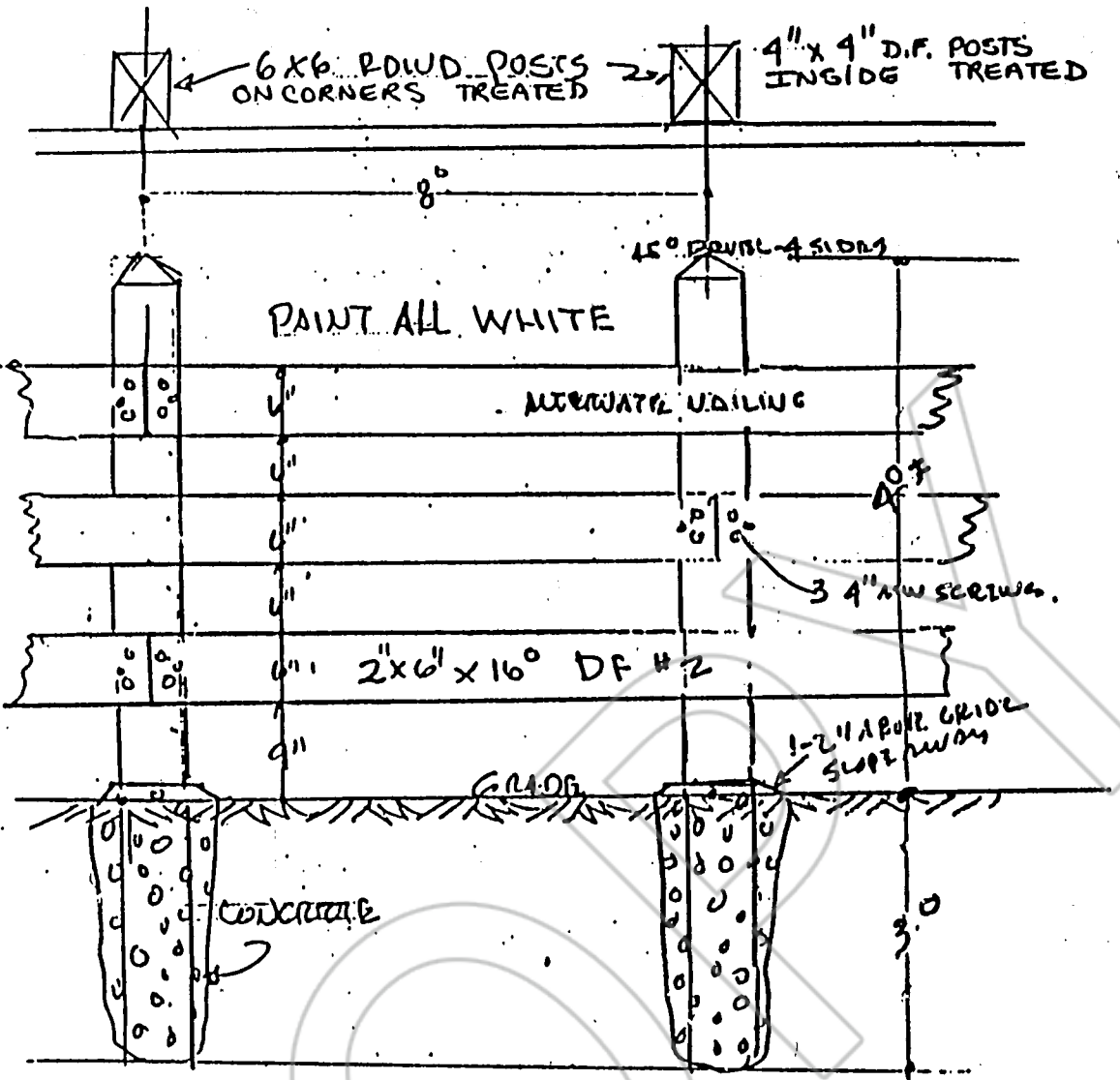
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E-6. Should a conflict arise between the Committee and a parcel owner(s) over plans submitted by the parcel owner(s), a two-step resolution process shall be available to the owner(s). First, the owner(s) shall have the right to argue the case before the Committee (with the aid of outside counsel, if desired). In such case, a vote of 2 favorable to the plaintiff shall be sufficient. As a result of such a meeting, should there still be no satisfactory resolution, the owner(s) shall have the right to bring the matter via U.S. mail to all of the owners of parcels in The Palisades. A two-thirds vote of those parcel owners voting by mail within a 30 day period shall be decisive.

COPY

EXHIBIT "B"

# STANDARD DETAIL "FARM FENCE" (AMENDED)



FOR USE IN ALL PARCEL MAPS - STEWART TITLED - EAST VALLEY RD - SOUTHWEST, DOUGLAS COUNTY, 322007

BK 1193 PG 1132

REQUESTED BY  
**STEWART TITLE OF DOUGLAS COUNTY**  
IN OFFICE OF RECORDERS OF  
DOUGLAS CO., NEVADA

'95 APR 10 P4 01

LINDA SLATER  
RECORDER  
\$13.00 PAID *AK* DEPUTY

359762  
BK 0495 PG 1298

0488738  
BK 0300 PG 5309

In witness whereof, the undersigned have executed this Amendment to the Declaration of Restrictions for The Palisades Development in Douglas County, Nevada the day and the year written below.

Yrma H Bondio  
Yrma Bondio

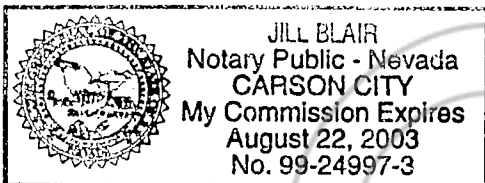
Mark Bondio  
Mark Bondio

Owner(s) of the lot(s) located at: 1724 JONI CRT  
(Street Address in The Palisades)

STATE OF NEVADA )  
 ) SS  
COUNTY OF DOUGLAS CARSON

On this 6 day of March 2000 Yrma H Bondio  
and Mark J Bondio appeared before me, the undersigned, a Notary Public in and for the State of NEVADA, and known to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes herein mentioned. In witness whereof, I have hereunto set my hand and my official seal.

Jill Blair



0488738

BK0300PG5310

In witness whereof, the undersigned have executed this Amendment to the Declaration of Restrictions for **The Palisades Development** in Douglas County, Nevada the day and the year written below.

Cherry Lyon Jones  
Cherry Lyon Jones

Owner(s) of the lot(s) located at: 1734 TONI CT  
(Street Address in The Palisades)

STATE OF NEVADA     )  
                                  ) SS  
COUNTY OF DOUGLAS

On this 8<sup>th</sup> day  
and CHERRY LYON JONES appeared before me, the undersigned, a Notary Public in and for the State of NEVADA, and known to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes herein mentioned. In witness whereof, I have hereunto set my hand and my official seal.



Kathleen A. Woodside

0488738

BK0300PG5311

In witness whereof, the undersigned have executed this Amendment to the Declaration of Restrictions for The Palisades Development in Douglas County, Nevada the day and the year written below.

Richard W. Strehle  
Richard W. Strehle

Carole L. Strehle  
Carole L. Strehle

Owner(s) of the lot(s) located at: 1738 Toni Ct., Minden, NV 89423  
(Street Address in The Palisades)

STATE OF NEVADA     )  
                                  ) SS  
COUNTY OF DOUGLAS

On this 28<sup>th</sup> day  
and RICHARD AND CAROLE STREHLE appeared before me, the undersigned, a Notary Public in and for the State of NEVADA, and known to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes herein mentioned. In witness whereof, I have hereunto set my hand and my official seal.

Suzanne Powell

SUZ-ANNE POWELL  
Notary Public, State of Nevada  
Appointment No. 99-56341-5  
My Appt. Expires Apr. 21, 2003

0488738

BK0300P65312



In witness whereof, the undersigned have executed this Amendment to the Declaration of Restrictions for The Palisades Development in Douglas County, Nevada the day and the year written below.

Raymond H. Jones  
Raymond H. Jones

Linda R. Jones  
LINDA R. JONES

Owner(s) of the lot(s) located at: 2616 ERIN COURT  
(Street Address in The Palisades)

STATE OF NEVADA    )  
                                  ) SS  
COUNTY OF DOUGLAS

On this 1<sup>st</sup> day of March, 2000, Raymond H. Jones and Linda R. Jones appeared before me, the undersigned, a Notary Public in and for the State of Nevada, and known to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes herein mentioned. In witness whereof, I have hereunto set my hand and my official seal.

Ellen L. Nelson



0488738

BK0300P65313

In witness whereof, the undersigned have executed this Amendment to the Declaration of Restrictions for The Palisades Development in Douglas County, Nevada the day and the year written below.

Chester D. Hall  
Chester D. Hall

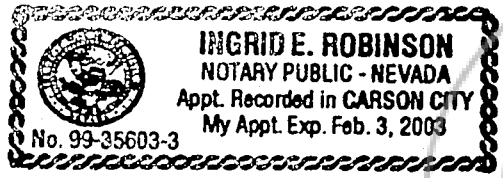
Ruth Hall Minden 89423  
Ruth Hall

Owner(s) of the lot(s) located at: 2620 Carson Minden NV. 89423  
(Street Address in The Palisades)

STATE OF NEVADA )  
Carson ) SS  
COUNTY OF DOUGLAS

On this 28 day February Chester Hall  
and Ruth Hall appeared before me, the undersigned, a Notary Public in and for the State of Nevada, and known to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes herein mentioned. In witness whereof, I have hereunto set my hand and my official seal.

Ingrid E. Robison



0488738

BK0300PG5314





In witness whereof, the undersigned have executed this Amendment to the Declaration of Restrictions for The Palisades Development in Douglas County, Nevada the day and the year written below.

Russell Stark  
Russell Stark

Shauna Stark  
Shauna Stark

Owner(s) of the lot(s) located at: 1707 Toni Ct  
(Street Address in The Palisades)

STATE OF NEVADA )  
COUNTY OF DOUGLAS ) SS  
CARSON City

On this 6th day MARCH 2000 Russell Stark  
and SHAUNA STARK appeared before me, the undersigned, a Notary Public in and for the State of NEVADA, and known to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes herein mentioned. In witness whereof, I have hereunto set my hand and my official seal.

[Signature]



0488738

BK0300PG5317

In witness whereof, the undersigned have executed this Amendment to the Declaration of Restrictions for The Palisades Development in Douglas County, Nevada the day and the year written below.

BEVERLY QUINN

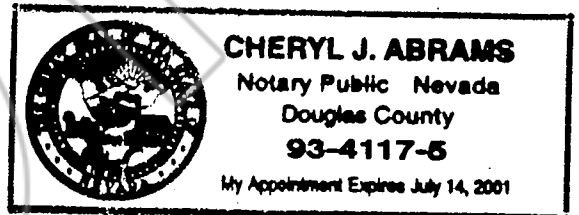
Beverly Quinn

Owner(s) of the lot(s) located at: 1729 TONI COURT  
(Street Address in The Palisades)

STATE OF NEVADA )  
                                  ) SS  
COUNTY OF DOUGLAS

On this 13<sup>th</sup> day of March, 2000  
and \_\_\_\_\_ appeared before me, the undersigned, a Notary Public in and for the State of Nevada, and known to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes herein mentioned. In witness whereof, I have hereunto set my hand and my official seal.

Cheryl J. Abrams



0488738

BK0300PG5318

February 22, 2000

Cole Smith  
Sierra Nevada Realty Group  
PO Box 2410  
Minden, NV 89423

RE: The Palisades Development

Dear Cole,

Thank you for all your work while serving on the Architectural Committee for the Palisades neighborhood. Your efforts and those of your father have ensured our neighborhood is pleasant and attractive. As you and Raymond Smith are ready to resign your involvement on this Committee, the property owners of the Palisades met last evening to discuss the Committee. The following three individuals have indicated they would be interested in serving on the Architectural Committee:

- Linda Jones, 2616 Erin Court
- Carole Strehle, 1738 Toni Court
- Walter Washington, 1735 Toni Court

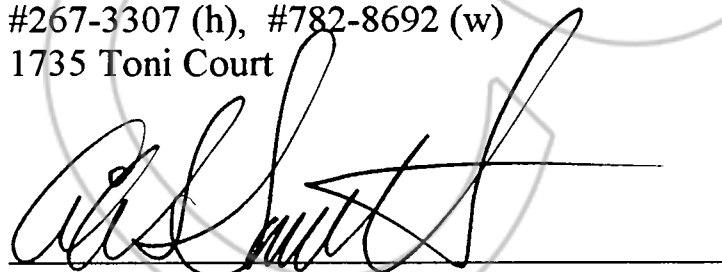
As the Declaration of Restrictions asks that you appoint replacements for you and your father, I ask that you indicate your approval of these three individuals by signing this letter below. With your signature, it will be understood that these three people have been appointed formally to this Committee. I have enclosed a self-addressed, stamped envelope for your convenience in returning this letter to me.

Once again, thank you for all you have done to make our neighborhood something special.

Sincerely,

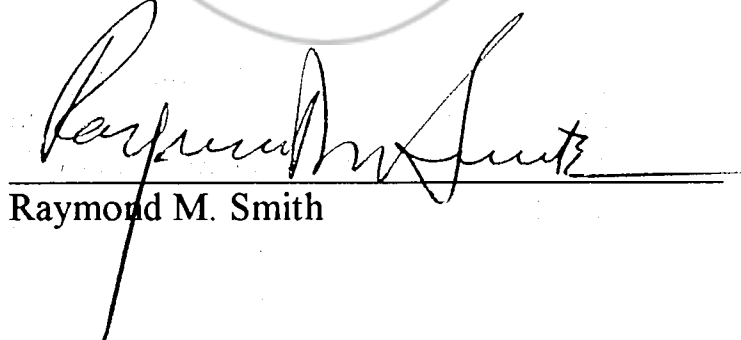


Martie Graham-Jones  
#267-3307 (h), #782-8692 (w)  
1735 Toni Court



Cole S. Smith

2/25/2000  
Date



Raymond M. Smith

3/02/00  
Date

0488738

BK0300PG5319

"EXHIBIT A"

All that certain lot, piece or parcel of land situate and being a portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 2, Township 13 North, Range 20 East, M.D.B & M., more particularly described as follows;

Parcels 1, 2, 3 and 4 as shown on Parcel Map for Henry Schwarzer and Esther Hedy Schwarzer filed in the office of the County Recorder of Douglas County on July 19, 1994 in Book 794, Page 2524 as Document No. 342067, Official Records.

Assessors Parcel No. 23-510-14

COPY

359762

BK0495PG1297

REQUESTED BY

*Martha Graham-Jones*

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 MAR 29 AM 9:56

LINDA SLATER  
RECORDER

\$22<sup>00</sup> PAID *ph* DEPUTY

0488738

BK0300PG5320