

APN 07-050-08  
APN 07-050-04

RECORDING REQUESTED BY:  
TAHOE REGIONAL PLANNING AGENCY  
Post Office Box 1038  
Zephyr Cove, NV 89448

✓ WHEN RECORDED MAIL TO:  
TAHOE REGIONAL PLANNING AGENCY  
Post Office Box 1038  
Zephyr Cove, NV 89448  
Attention: Michael Rhoades

*re-recorded to include notary signature*

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS  
FOR PROJECT AREA AND COVERAGE CALCULATION  
("DEED RESTRICTION")

This Deed Restriction is made by Alfred Villalobos, an unmarried man (hereinafter "Declarant")

RECITALS

1. Declarant is the owner of certain real property described as follows:

**Parcel One:**

That certain real property situate in the County of Douglas, State of Nevada, being a portion of Section 23, T.13N, R.18E., M.D.B. & M., described as follows:

Beginning at a point, being the Northwesterly corner of Lake Village Unit No. 2C, Douglas County Records. Thence along the westerly boundary of Lake Village Unit 2C, S 13°48'09" W for a distance of 83.17 feet plus or minus to a No. 5 rebar capped by PLS 7880, being the True Point of Beginning.

Thence continuing along the Westerly boundary of Lake Village Unit 2C, S 13°48'09" W for a distance of 71.60 feet to a PK nail set in the asphalt.

Thence S 85°02'55" W for a distance of 75.06 feet to a No. 5 rebar capped by PLS 7880

Thence N 05°26'20" W for a distance of 22.07 feet to a No. 5 rebar capped by PLS 7880

Thence S 84°08'54" W for a distance of 12.37 feet to a No. 5 rebar capped by PLS 7880

Thence N 05°26'20" W for a distance of 8.05 feet to a No. 5 rebar capped by PLS 7880

Thence S 84°08'54" W for a distance of 6.31 feet to a No. 5 rebar capped by PLS 7880

Thence N 05°51'06" W for a distance of 38.55 feet to a No. 5 rebar capped by PLS 7880

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Thence N 84°49'24" E for a distance of 35.69 feet to a 1" iron pipe capped by PLS 3090

Thence S 31°36'39" E for a distance of 33.45 feet to a 1" iron pipe with no plug

Thence N 61°29'02" E for a distance of 73.01 feet, plus or minus to the True Point of Beginning.

Assessor's Parcel No. 07-050-08

**Parcel 2**

That certain real property situate in the County of Douglas, State of Nevada, being a portion of Section 23, T.13N, R.18E., M.D.B. & M., described as follows:

Beginning at a point, being the Northwesterly corner of Lake Village Unit No. 2C, Douglas County Records. Thence along the westerly boundary of Lake Village Unit 2C, S 13°48'09" W for a distance of 154.77 feet plus or minus to a PK nail set in the asphalt, being the True Point of Beginning.

Thence continuing along the westerly boundary of Lake Village Unit No. 2C S 13°48'09"W for a distance of 52.44 feet to a PK nail set in the asphalt.

Thence continuing along the westerly boundary of Lake Village Unit 2C S 01°06'51"W for a distance of 65.88 feet to a No. 5 rebar capped by PLS 2280, said point also being the Northeasterly corner of Lake Village Unit 2E.

Thence along the northerly boundary of Lake Village Unit 2E, S84°50'33"W for a distance of 133.01 feet to a 1" iron pipe capped by PLS 3090, being the Northwesterly corner of Lake Village Unit 2E.

Thence N 05°00'00" W for a distance of 183.76 feet to a 1" iron pipe capped by PLS 3090.

Thence N 84°49'24" E for a distance of 62.39 feet to a No. 5 rebar capped by PLS 7880

Thence S 05°51'06" E for a distance of 38.55 feet to a No. 5 rebar capped by PLS 7880

Thence N 84°08'54" E for a distance of 6.31 feet to a No. 5 rebar capped by PLS 7880

Thence S 05°26'20" E for a distance of 8.05 feet to a No. 5 rebar capped by PLS 7880

Thence N 84°08'54" E for a distance of 12.37 feet to a No. 5 rebar capped by PLS 7880

Thence S 05°26'20" E for a distance of 22.07 feet to a No. 5 rebar capped by PLS 7880

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Thence N 85°02'55" E for a distance of 75.06 feet plus or minus to the True Point of Beginning.

Assessor's Parcel No.07-050-04

2. The property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.
3. Declarant received approval from the TRPA on November 12, 1999, to construct an addition to a single-family dwelling, subject to certain conditions contained on said approval, including a condition that Declarant records a deed restriction permanently assuring that the coverage calculations for the parcels within the project area shall always be made as if the parcels had been legally consolidated.
4. As a condition of the above approval, Chapter 20, Land Coverage, Section 20.3.D(1)(a) of the TRPA code of Ordinances, requires that the Property, consisting of Parcels one and two, be treated as if legally consolidated for the purpose of future land coverage calculations within the project area.

#### DECLARATIONS

1. Declarant hereby declares that, for the purpose of satisfying TRPA's November 12, 1999, condition of approval, the Property consisting of Parcels One and Two identified herein, shall always be treated as if the parcels had been legally consolidated for the purposes of land coverage calculations within the project area and the TRPA ordinances pertaining to land coverage.
2. This Deed Restriction shall be deemed a covenant running with the land or an equitable servitude, as the case may be, and shall be binding on the Declarant and Declarant's assigns, and all persons acquiring or owning any interests in the property.
3. This Deed Restriction may not be revoked or modified without the prior express written and recorded consent of the Tahoe Regional Planning Agency or its successor agency, if any. TRPA is deemed and agreed to be a third party beneficiary of this Deed Restriction and as such, can enforce the provisions of this Deed Restriction.

IN WITNESS WHEREOF, Declarant has executed this Deed Restriction on the day and year written.

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DECLARANT'S SIGNATURE:

Alfred Villalobos  
ALFRED VILLALOBOS

Dated 8-18-2000

STATE OF ) Nevada  
COUNTY OF ) Douglas SS.

On this 18<sup>TH</sup> day of August, 2000, before me, personally appeared Alfred Villalobos personally known to me, or proved to me to be on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.

Paul Kaleta  
NOTARY PUBLIC



APPROVED AS TO FORM:

*re-recorded to include notary signature*

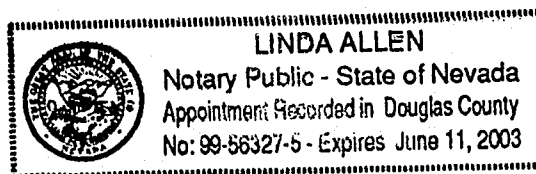
Jordan Kahn  
TAHOE REGIONAL PLANNING AGENCY

Dated 8/15/00

STATE OF NEVADA )  
COUNTY OF DOUGLAS ) SS.

On this 15<sup>th</sup> day of August, 2000, before me, personally appeared Jordan Kahn personally known to me, or proved to me to be on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted executed the instrument.

Linda Allen  
NOTARY PUBLIC



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COPY

REQUESTED BY  
FIRST AMERICAN TITLE CO.

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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LINDA SLATER  
RECORDER

\$ 11<sup>00</sup> PAID *KY* DEPUTY

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COPY

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Basin Strategies  
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DOUGLAS CO., NEVADA

2000 SEP -6 PM 2: 09

LINDA SLATER  
RECORDER

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