

16

APN 07-480-01, -02, -03, -04, -05, -07, -08  
07-480-10

**RECORDED AT THE REQUEST OF  
AND RETURN TO:  
TAHOE REGIONAL PLANNING AGENCY  
POST OFFICE BOX 1038  
ZEPHYR COVE, NV 89448**

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
RESTRICTING SECONDARY RESIDENCES**

This declaration is made this 3 day of NOVEMBER, 2000, by Olivo Enterprises, Inc. (hereinafter referred to as "Declarant").

**RECITALS:**

1. Declarant is the owner of that certain real property located in Douglas County, State of Nevada, described in Exhibit A attached. (Legal descriptions of APNs 07-480-01, 07-480-02, 07-480-03, 07-480-04, 07-480-05, 07-480-07, 07-480-08 and 07-480-10 ).
2. The property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 95-551, 94 Stat. 3233, 1980; hereinafter the "Compact"), which Region is subject to the regional plan adopted by the TRPA pursuant to the Compact.
3. TRPA has, by condition of the August 25, 1999 approved boundary line adjustment (File#990299) required that a deed restriction be recorded which prohibits the construction of a secondary residence on APNs 07-480-01, 07-480-02, 07-480-03, 07-480-04, 07-480-05, 07-480-07, 07-480-08 and 07-480-10.

**DECLARATION:**

Declarant hereby declares, in order to comply with the condition of the August 25, 1999 TRPA approval of the boundary line adjustment (File#990299), that no secondary residence shall be constructed on lots 1, 2, 3, 4, 5, 6, 7, and 8 of the Hansen Heights Subdivision, APN#s 07-480-01; 07-480-02; 07-480-03; 07-480-04; 07-480-05; 07-480-10; 07-480-07; and 07-480-08, described in Exhibit A attached.

This declaration shall be deemed a covenant running with the land or as an equitable servitude, as the case may be, and shall constitute benefits and burdens to the parcels described above and shall be binding on the declarant and declarant's assigns and all persons hereafter acquiring or owning any interest in the above described parcels.

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.

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In witness whereof, Declarant has executed this declaration on the day and year written above.

*[Handwritten Signature]*  
\_\_\_\_\_  
Nello Olivo, Managing Member, Olivo Enterprises, Inc.

Dated: 11/3/00

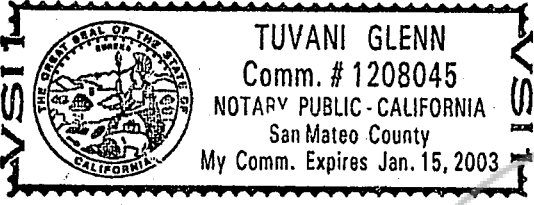
CALIFORNIA )  
STATE OF ~~NEVADA~~ )  
EL DORADO ) ss.  
COUNTY OF ~~DOUGLAS~~ )

On this 30 day of NOV., in the year 2000, before me personally appeared Nello Olivo, personally known to me to be the person whose name is ascribed to this instrument, and acknowledge that they executed it.

WITNESS my hand and official seal

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Signature

My commission expires 1-15-03



APPROVED AS TO FORM:

*[Handwritten Signature]*  
\_\_\_\_\_  
JORDAN KAHN Dated: 10/23/00

TAHOE REGIONAL PLANNING AGENCY EXECUTOR DIRECTOR OR DESIGNEE

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On this 23 day of 10, 2000, before me, personally appeared KAHN, JORDAN, 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.

*[Handwritten Signature]*  
Katherine S. White  
Notary Public



0503267

BK 1100PG2530

EXHIBIT A

06/11/99

98164-1

DESCRIPTION

Adjusted Lot 1

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All of Lot 1 of Hansen Heights Estates, filed for record on December 6, 1979, as Document No.39361, and that portion of the Southwest  $\frac{1}{4}$  of Section 24, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

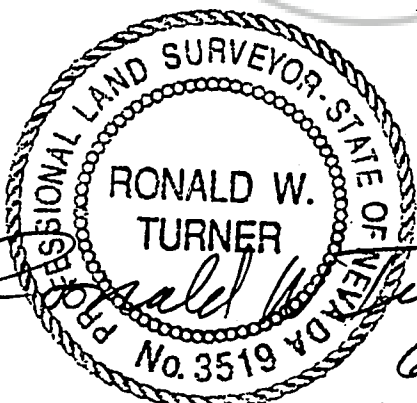
Beginning at the Southwest corner of said Hansen Heights Estates;  
thence North  $00^{\circ}24'57''$  East 330.96 feet;  
thence South  $85^{\circ}43'00''$  East 99.74 feet;  
thence South  $61^{\circ}47'00''$  East 25.04 feet;  
thence South  $28^{\circ}13'00''$  West 70.93 feet;  
thence along a tangent curve to the right with a radius of 75.00 feet, a central angle of  $19^{\circ}52'00''$ , and an arc length of 26.01 feet;  
thence along a tangent curve to the left with a radius of 75.00 feet, a central angle of  $183^{\circ}28'00''$ , and an arc length of 240.16 feet;  
thence along a tangent curve to the right with a radius of 75.00 feet, a central angle of  $28^{\circ}17'00''$ , and an arc length of 37.02 feet;  
thence North  $72^{\circ}54'00''$  East 95.00 feet;  
thence along a tangent curve to the right with a radius of 120.00 feet, a central angle of  $78^{\circ}30'00''$ , and an arc length of 164.41 feet;  
thence South  $28^{\circ}36'00''$  East 130.69 feet;  
thence North  $89^{\circ}27'45''$  West 503.26 feet to the Point of Beginning.

Containing 80,474 square feet, more or less.

The Basis of Bearing for this description is the above referenced Hansen Heights Estates.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



0503267

BK 1100PG2531

06/11/99  
98164-2

DESCRIPTION  
Adjusted Lot 2

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All of Lot 2 of Hansen Heights Estates, filed for record on December 6, 1979, as Document No.39361, and that portion of the Southwest ¼ of Section 24, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

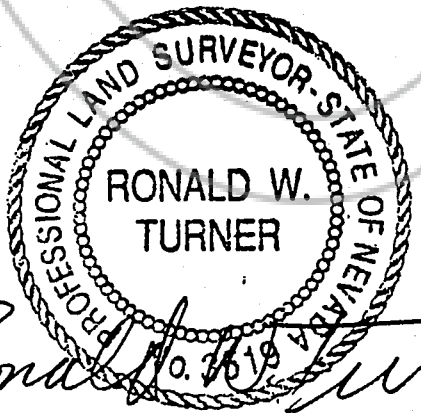
Beginning at the Southwest corner of said Lot 2;  
thence North 85°43'00" West 9.39 feet;  
thence North 00°24'57" East 51.27 feet;  
thence South 85°43'00" East 153.30 feet;  
thence South 28°13'00" West 67.07 feet;  
thence North 61°47'00" West 25.04 feet;  
thence North 85°43'00" West 90.35 feet to the Point of Beginning.

Containing 7,311 square feet, more or less.

The Basis of Bearing for this description is the above referenced Hansen Heights Estates.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



*Ronald W. Turner*  
6/17/99

0503267  
BK 1100PG2532

06/11/99  
98164-3

DESCRIPTION  
Adjusted Lot 3

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All of Lot 3 of Hansen Heights Estates, filed for record on December 6, 1979, as Document No.39361, and that portion of the Southwest ¼ of Section 24, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

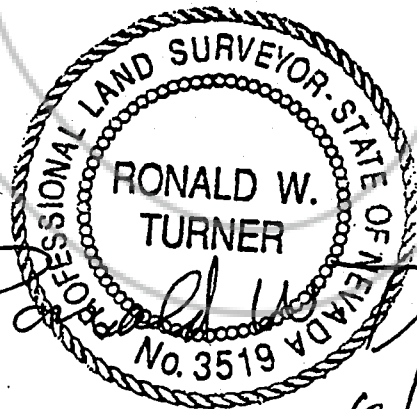
Beginning at the center of the Summer Place cul-de-sac;  
thence North 85°43'00" West 153.30 feet;  
thence North 00°24'57" East 137.52 feet;  
thence South 45°33'13" East 212.73 feet to the Point of Beginning.

Containing 10,516 square feet, more or less.

The Basis of Bearing for this description is the above referenced Hansen Heights Estates.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



6/17/99

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BK 1100PG2533

EXHIBIT A

06/11/99  
98164-4

DESCRIPTION  
Adjusted Lot 4

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All of Lot 4 of Hansen Heights Estates, filed for record on December 6, 1979, as Document No.39361, and that portion of the Southwest ¼ of Section 24, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

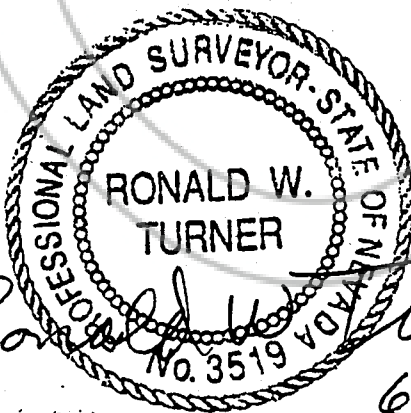
Beginning at the center of the Summer Place cul-de-sac;  
thence North 45°33'13" West 212.73 feet;  
thence North 00°24'57" East 133.36 feet;  
thence South 89°18'57" East 128.39 feet;  
thence South 04°35'10" East 281.69 feet to the Point of Beginning.

Containing 28,205 square feet, more or less.

The Basis of Bearing for this description is the above referenced Hansen Heights Estates.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



*Ronald W. Turner*  
6/17/99

0503267

BK 1100PG2534

06/11/99  
98164-5

DESCRIPTION  
Adjusted Lot 5

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All of that portion of Lot 5 of Hansen Heights Estates, filed for record on December 6, 1979, as Document No.39361, and that portion of the Southwest ¼ of Section 24, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

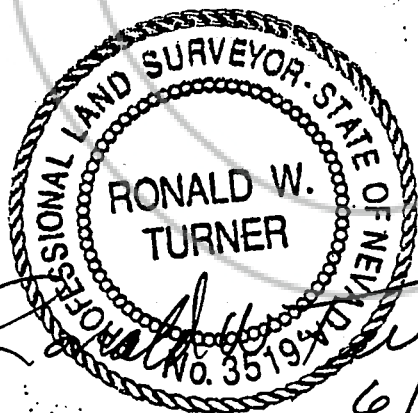
Beginning at the center of the Summer Place cul-de-sac;  
thence North 04°35'10" West 281.69 feet;  
thence South 89°18'57" East 531.63 feet;  
thence South 00°23'02" West 70.56 feet;  
thence North 89°20'49" West 409.27 feet;  
thence South 25°28'31" West 231.01 feet to the Point of Beginning.

Containing 49,551 square feet, more or less.

The Basis of Bearing for this description is the above referenced Hansen Heights Estates.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



*Ronald W. Turner*  
6/17/99

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06/11/99  
98164-6

DESCRIPTION  
Adjusted Lot 6

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All those portions of Lots 5 and 6 of Hansen Heights Estates, filed for record on December 6, 1979, as Document No.39361, and that portion of the Southwest ¼ of Section 24, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

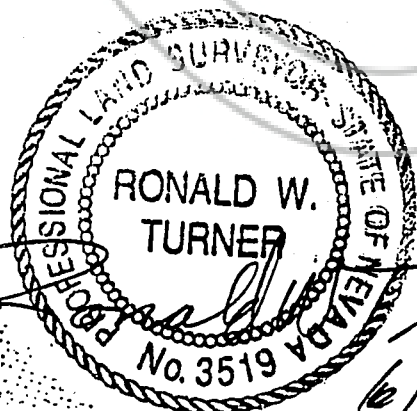
Beginning at the center of the Summer Place cul-de-sac;  
thence North 25°28'31" East 231.01 feet;  
thence South 89°20'49" East 409.27 feet;  
thence South 00°23'02" West 580.86 feet;  
thence North 89°27'45" West 157.12 feet;  
thence North 28°36'00" West 130.69 feet;  
thence along a tangent curve to the left with a radius of 120.00 feet, a central angle of 78°30'00", and an arc length of 164.41 feet;  
thence North 18°34'31" East 183.57 feet;  
thence North 81°43'44" West 205.00 feet to the Point of Beginning.

Containing 200,117 square feet, more or less.

The Basis of Bearing for this description is the above referenced Hansen Heights Estates.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



0503267

BK 1100PG2536



06/11/99  
98164-7

DESCRIPTION  
Adjusted Lot 7

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All of Lot 7 of Hansen Heights Estates, filed for record on December 6, 1979, as Document No.39361, and that portion of the Southwest ¼ of Section 24, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

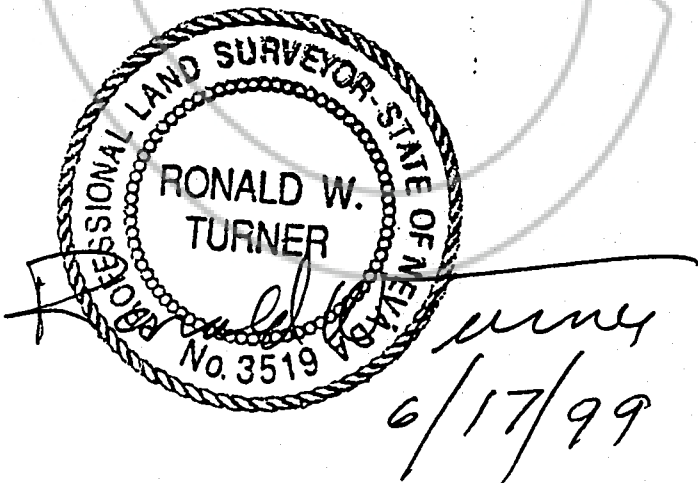
Beginning at the center of the Summer Place cul-de-sac;  
thence South 81°43'44" East 205.00 feet;  
thence South 18°34'31" West 183.57 feet;  
thence North 38°53'40" West 131.01 feet;  
thence North 31°27'57" West 119.03 feet to the Point of Beginning.

Containing 19,520 square feet, more or less.

The Basis of Bearing for this description is the above referenced Hansen Heights Estates.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



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06/11/99  
98164-8

DESCRIPTION  
Adjusted Lot 8

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All of Lot 8 of Hansen Heights Estates, filed for record on December 6, 1979, as Document No.39361, and that portion of the Southwest 1/4 of Section 24, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

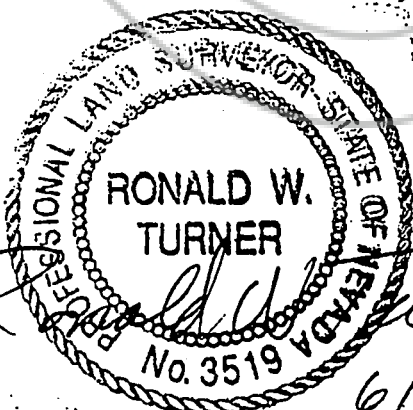
Beginning at the center of the Summer Place cul-de-sac;  
thence South 31°27'57" East 119.03 feet;  
thence South 38°53'40" East 131.01 feet;  
thence South 72°54'00" West 95.00 feet;  
thence along a tangent curve to the left with a radius of 75.00 feet, a central angle of 28°17'00", and an arc length of 37.02 feet;  
thence along a tangent curve to the right with a radius of 75.00 feet, a central angle of 183°28'00", and an arc length of 240.16 feet;  
thence along a tangent curve to the left with a radius of 75.00 feet, a central angle of 19°52'00", and an arc length of 26.01 feet;  
thence North 28°13'00" East 137.99 feet to the Point of Beginning.

Containing 34,927 square feet, more or less.

The Basis of Bearing for this description is the above referenced Hansen Heights Estates.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



6/17/99

0503267  
BK 1100PG2538

REQUESTED BY  
*Midkiff & Associates*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2000 NOV 14 PM 12:46

LINDA SLATER  
RECORDER

\$16.00 PAID *KJ* DEPUTY