

010700396
WHEN RECORDED MAIL TO
DNS VENTURES
1480 MAIN ST.
GARDNERVILLE, NV 89410
ATTN: BILL NICHOLS

DECLARATION OF RESTRICTIVE DEED COVENANTS

The undersigned, DNS VENTURES, LTD., a Nevada LLC, being the owners in fee title, by execution hereof, do hereby declare that the lands described herein are subject to the following Restrictive Deed Covenants:

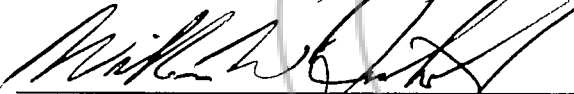
- A. The open space parcels are placed within an open space conservation and drainage easement and the open space areas have no associated residential development rights.
- B. Front yards of individual parcels must be landscaped and irrigated in accordance with the approved landscape plan and the required landscaping and irrigation must be completed prior to the issuance of a Certificate of Occupancy for each dwelling, unless security for such improvements has been accepted by the Saratoga Springs Home Owner's Association, as set forth in Covenants, Conditions and Restrictions.
- C. All buildings and fences must be constructed in accordance with the approved design manual for the development.

The lands subject to the herein above stated Restrictive Deed Covenants are described in Exhibit "A" attached hereto and made a part hereof.

The undersigned, their heirs, successors, and assigns, shall be forever bound by and subject to the herein above set forth restrictive covenants.

Executed this 20TH day of April, 2001.

DNS VENTURES, LTD., a Nevada LLC


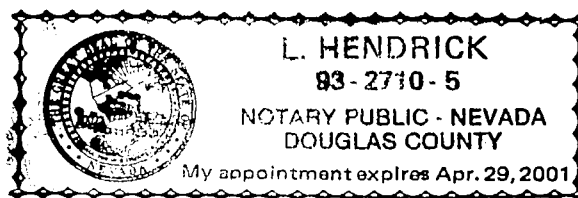


WILLIAM NICHOLS, MEMBER

STATE OF NEVADA)

COUNTY OF DOUGLAS)

On 4-20-01, personally appeared before me, a Notary Public, William Nichols, personally known to me to be the person whose name is subscribed to the above instrument, who acknowledged that they executed the above instrument.


Notary Public

0513571

BK0501PG1403

LEGAL DESCRIPTION
(Saratoga Springs Estates Unit 5)

That portion of the West 1/2 of Section 28, Township 14 North, Range 20 East, M.D.B. & M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southwesterly corner of Lot 82, Block D, of that certain Final Map for Saratoga Springs Estates Unit 4, recorded in Book 500 at Page 4445 as Document No. 492337 of the Official Records of said Douglas County; thence S. 88° 33' 00" W., 262.28 feet; thence N. 89° 27' 46" W., 266.72 feet; thence S. 88° 16' 55" W., 177.87 feet; thence N. 88° 29' 47" W., 177.87 feet; thence S. 89° 53' 34" W., 177.70 feet; thence S. 89° 06' 31" W., 189.44 feet; thence N. 45° 00' 00" W., 100.00 feet; thence N. 0° 06' 26" W., 673.48 feet; thence N. 81° 00' 48" E., 131.53 feet; thence N. 0° 06' 26" W., 16.52 feet; thence N. 89° 53' 34" E., 160.00 feet; thence N. 86° 42' 47" E., 180.28 feet; thence N. 89° 53' 34" E., 90.00 feet; thence S. 86° 55' 39" E., 180.28 feet; thence N. 89° 42' 47" E., 180.28 feet; thence N. 89° 53' 34" E., 90.00 feet; thence N. 0° 06' 26" W., 33.00 feet; thence N. 29° 17' 40" W., 140.00 feet; thence N. 48° 12' 30" E., 140.00 feet; thence N. 45° 15' 39" E., 218.26 feet to the Northwesterly corner of Lot 46, Block B of said Saratoga Springs Estates Unit 4; thence Southeasterly and Southerly along Block B and Block D of said Saratoga Springs Estates Unit 4, S. 27° 44' 33" E., 172.10 feet; thence S. 26° 06' 46" E., 102.59 feet; thence S. 0° 08' 54" W., 942.11 feet to the Point of Beginning.

Said Parcel Contains 26.032 Acres, more or less.

Prepared By:

David D. Winchell

David D. Winchell, PLS 3209



Dated: 3/07/2001

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

2001 MAY -4 PM 4: 13

LINDA SLATER
RECORDER

\$ 8.00 PAID KO DEPUTY

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