

✓ Mail to:  
R.O. Anderson Eng.  
PO Box 2229  
Minden, NV 89423

**RESTRICTIVE COVENANT**

**THIS RESTRICTIVE COVENANT** is made and executed as of this 19<sup>th</sup> day of June, 2001 by Crestmore Village Apartments Limited Partnership, a Nevada limited partnership ( "Crestmore").

**WITNESSETH:**

**WHEREAS**, Crestmore is the fee simple owner of that certain parcel of land located in Douglas County, Nevada being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference ( the "property"); and

**WHEREAS**, in connection with it's development of the property and, in accordance with the policies and ordinances of Douglas County, Crestmore desires to execute and record this instrument.

**NOW THEREFORE**, in consideration of the presents hereof, Crestmore does hereby state and declare as follows:

- A. Maintenance of the landscape planters ( park strip) with in the Elges Avenue right -of-way is the responsibility of each individual property owner adjacent to the landscape area.
- B. Maintenance of all drainage facilities and easements shall be the responsibility of the individual property owners or other private entity, including a homeowners association.
- C. Front-Yard Landscaping, including landscaping of the park strip with in the right-of-way in front of the parcel, must be installed prior to obtaining a Certificate of Occupancy for each single-family residence. A landscape plan must be submitted with each building permit application for construction of a new single-family residence. Landscape plans shall comply with condition of approval number 9 of the Douglas County approval for tentative parcel map LDA 00-048, which states:

**THE FOLLOWING MUST BE SUBMITTED WITH EACH BUILDING PERMIT APPLICATION:**

A landscape and irrigation plan for front yard landscaping , including the landscape strip within the right-of-way between the sidewalk and the roadway. A landscape plan must be submitted with each building permit application for construction of a new single-family residence. Landscape plans shall comply with Douglas County landscape standards and shall include live plant material including but not limited to lawn area, shrubs and trees. Landscape plans must be prepared and signed by a registered landscape architect or landscape contractor. A minimum of one tree shall be planted along the parcel frontage within the landscape planter area between the sidewalk and the roadway, and a minimum of one additional tree shall be planted within the front-yard area of each parcel. Each tree ( a minimum of two trees) shall be a minimum 2-inch caliper in size, and street trees shall be one of the approved street tress species as identified in the Douglas County Design Criteria and Improvement Standards manual.

**IN WITNESS WHEREOF**, Crestmore has executed this Restrictive Covenant as of the day and year first above written.

**CRESTMORE VILLAGE  
APARTMENTS LIMITED  
PARTNERSHIP,**  
a Nevada limited partnership

By: Picerne Crestmore Village  
Apartments ,LLC, a Nevada  
Limited liability company, its  
general partner

By: X  
Robert M. Picerne, Manager

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STATE OF FLORIDA     )  
  )  
COUNTY OF SEMINOLE )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of July, 2001 By Robert M. Picerne, as manager of the Picerne Crestmore Village Apartments, LLC, a Nevada limited liability company,, on behalf of the company as general partner of Crestmore Village Apartments, limited Partnership, a Nevada limited partnership, on behalf of the partnership. He is personally known to me.

Carole A Graham  
Notary public

My commission expires: 03-24-02

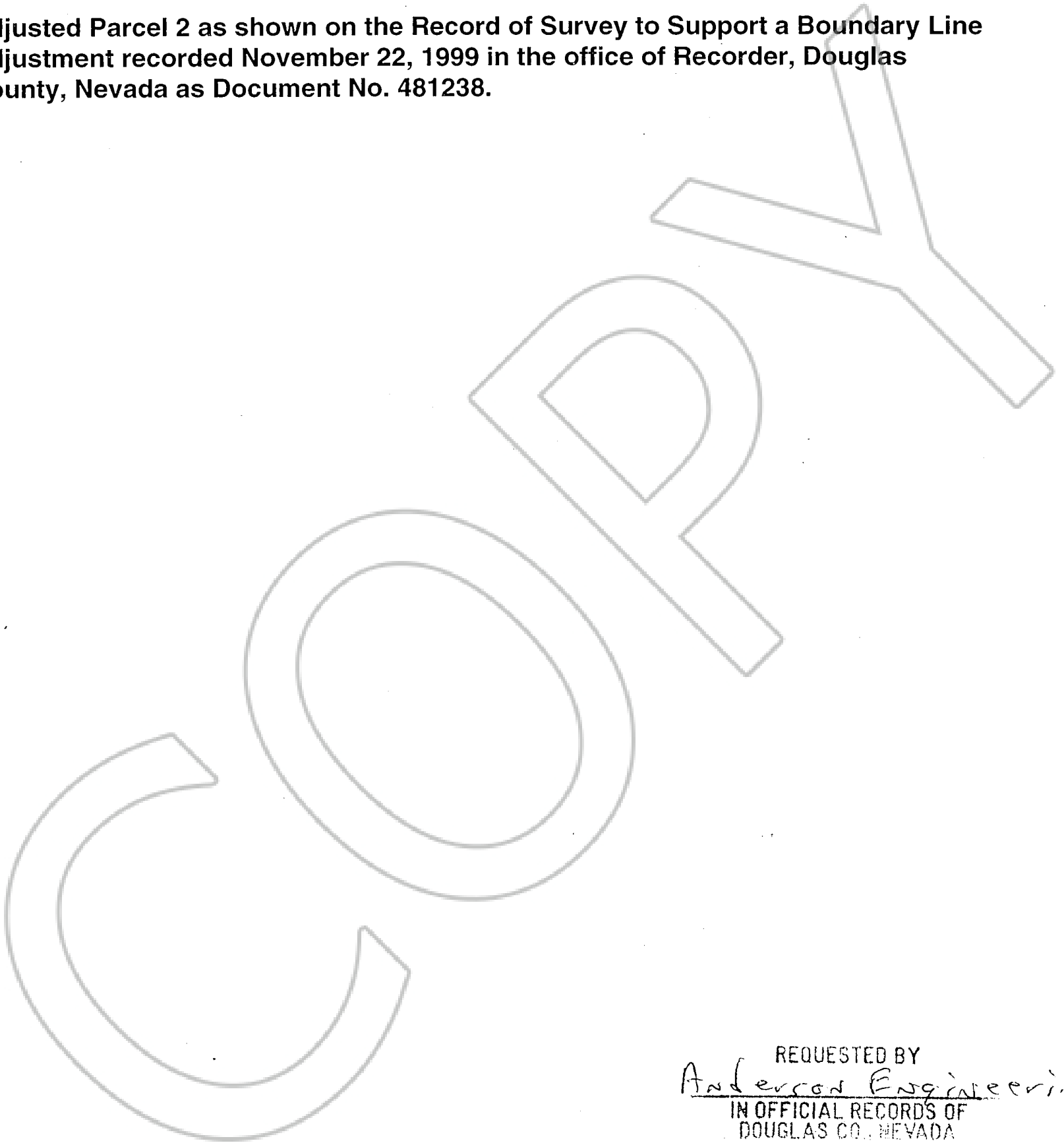


Carole A Graham  
My Commission CC727606  
Expires March 24, 2002

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EXHIBIT 'A'

Adjusted Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment recorded November 22, 1999 in the office of Recorder, Douglas County, Nevada as Document No. 481238.



REQUESTED BY  
*Anderson Engineering*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2001 SEP -4 AM 11:16

LINDA SLATER  
RECORDER

\$ 9.00 PAID *KJ* DEPUTY

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