

**RESTRICTIVE COVENANT**

THIS RESTRICTIVE COVENANT is made and executed as of this 30<sup>th</sup> day of August, 2001 by KDT Development Company, LLC, a Nevada limited liability company, herein referred to as "KDT".

**WITNESSETH:**

**WHEREAS**, KDT is the fee simple owner of that certain parcel of land located in Douglas county, Nevada being more particularly described as White Bark Townhomes Subdivision, herein referenced as the "property"; and

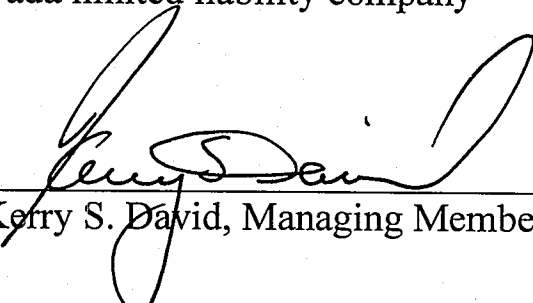
**WHEREAS**, in connection with it's development of the property and, in accordance with the policies and ordinances of Douglas County, KDT desires to execute and record this instrument.

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

- A. All work on slopes equal to or exceeding 15% shall comply with the hillside grading standards of Douglas County code.
- B. Parking is prohibited along both sides of the access driveway.
- C. Maintenance of all drainage facilities and easements, including snow removal, shall be the responsibility of the individual property owners, homeowners association, or other private entity. Snow removal shall be maintained to provide for a minimum of two-way traffic along the access road at all times. All drainage easements shall be shown as private. Obstructing flow or altering the course of a drainage channel within a drainage easement is prohibited.
- D. Maintenance of the driveway and snow removal is the responsibility of the individual property owners, homeowners association, or other private entity.
- E. The open space parcels have no associated development rights.

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

KDT DEVELOPMENT COMPANY, LLC,  
a Nevada limited liability company

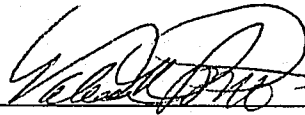
By:   
Kerry S. David, Managing Member

0522372

BK0901PG1475

STATE OF NEVADA )  
 )  
COUNTY OF DOUGLAS)

The forgoing instrument was acknowledged before me this 30<sup>th</sup> day of August, 2001 by Kerry S. David, as managing member of KDT Development Company, LLC, a Nevada limited liability company.



\_\_\_\_\_  
Notary public

VALERIE N. SMITH  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 98-2371-5 - EXPIRES JUNE 1, 2002

My commission expires: June 1, 2002

COOPER

0522372

BK090 | PG | 476

DESCRIPTION  
Whitebark Townhouses C.C. & R.'s

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

All that portion of Section 30, Township 13 North, Range 19 East, M.D.M., more particularly described as follows:

Beginning at the South 1/16 corner of said Section 30;

thence South 89°51'46" West 319.59 feet to a point on the Lake Tahoe Basin Ridge Line;  
thence along said Ridge Line the following courses, North 06°55'41" West 145.79 feet,  
North 39°14'37" West 178.09 feet, North 18°25'15" East 144.52 feet, and North 28°27'48" East  
60.39 feet to a point on the Westerly line of that certain parcel of land as described in Book 276,  
Page 294;

thence along the boundaries of said parcel the following courses, South 24°37'05" East  
32.04 feet, North 65°22'55" East 136.00 feet, and North 24°37'05" West 124.38 feet to a point on  
the Ridge Line;

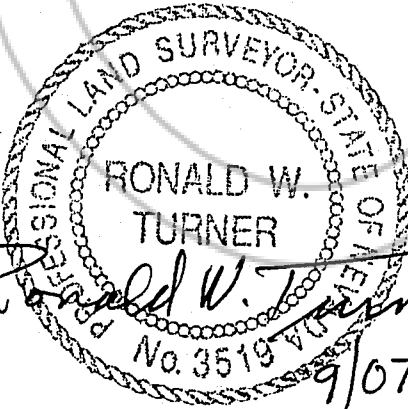
thence along said Ridge Line North 32°52'22" East 24.10 feet;  
thence South 89°48'14" East 272.18 feet;  
thence South 89°48'14" East 40.98 feet;  
thence along a curve to the left with a radius of 82.00 feet, a central angle of 151°07'15"  
and an arc length of 216.28 feet, the chord of said curve bears South 82°01'26" East 158.82 feet;  
thence along a tangent curve to the right with a radius of 380.00 feet, a central angle of  
25°21'48" and an arc length of 168.22 feet;  
thence South 00°11'42" East 745.65 feet;  
thence South 89°51'46" West 291.78 feet to the True Point of Beginning.

Containing 9.25 acres, more or less.

The Basis of Bearing for this description is that certain Record of Survey filed for record on  
August 15, 1985 as Document No. 121585.

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



REQUESTED BY  
*KDT DeJ*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2001 SEP -7 AM 10:43

LINDA SLATER  
RECORDER

\$ *9.00* PAID *KJ* DEPUTY

0522372

BK0901PG1477