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**RECORDING REQUESTED BY:**

Tahoe Regional Planning Agency  
Post Office Box 1038  
Zephyr Cove, Nevada 89448

**WHEN RECORDED MAIL TO:**

✓ Tahoe Regional Planning Agency  
Post Office Box 1038  
Zephyr Cove, Nevada 89448  
Attn: Kathy Canfield  
APN 05-052-15, File 200036

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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
CONCERNING THE USE OF THE GARAGE AND THE LIVING  
AREA ABOVE THE GARAGE ("DEED RESTRICTION")**

This Deed Restriction is made by Leroy Watson and Lisa Watson, Husband and Wife as Community Property (hereinafter "Declarant").

**RECITALS**

1. Declarant is the owners of certain real property described as follows:  
  
Lot 210, as shown on the Map of Skyland Subdivision No. 3, filed in the Office of the County Recorder of Douglas County, Nevada, on February 24, 1960, as Document Number 15653 and as recorded on June 4, 1999 in Book 0699, Page 0912 as Document Number 0469579 and having Assessor's Parcel Number (APN) 05-052-15.
2. Declarant has received approval from the Tahoe Regional Planning Agency (TRPA) on September 28, 2000 to construct a single family dwelling addition on the Property which includes a living area above the garage.
3. The above real property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233, 1980), which region is subject to the regional plan and ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.
4. As a condition of the above approval, Chapter 18 of the TRPA Code of Ordinances requires the appropriate deed restriction be recorded documenting the limits to the use of the garage and the living area above the garage.

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**DECLARATIONS**

1. Declarant hereby declares that the living area above the garage, is and shall be an accessory use to and part of the primary residence on the Property, and shall not be used in a fashion as to constitute a secondary residence or separate residential unit. The living area above the garage, as accessory uses, shall not be permitted to contain cooking facilities. The garage and living area above the garage shall not be leased rented, or used separate from the primary residence on the Property. Use of the living area above the garage as a separate residential unit shall constitute a violation of the TRPA approval.
2. This Deed Restriction shall be deemed a covenant running with the land or an equitable servitude, as the case may be, and shall constitute benefits and burdens to the Property described above and shall be binding on the Declarant and Declarant's assigns and all persons hereafter acquiring or owning any interest 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 this the day and year written above.

Declarant's Signature:


Leroy Watson  
 Leroy Watson

Dated: 5/31/02

STATE OF Nevada )  
 ) SS.  
 COUNTY OF Douglas )

On this 31<sup>st</sup> day of May, 2002, before me, personally appeared Leroy Watson 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 their behalf of which the person(s) acted) executed the instrument.

Luzy D Camello  
 NOTARY PUBLIC

 **LUZ D. CAMELLO**  
 Notary Public - Nevada  
 DOUGLAS COUNTY  
 My Commission Expires  
 June 26, 2004  
 No. 00-64368-5

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Declarant's Signature:

*Lisa Watson*

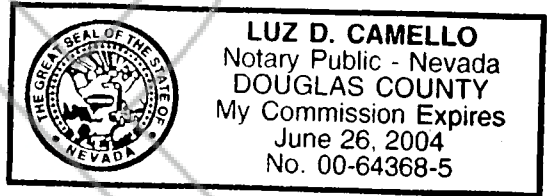
Lisa Watson

Dated: 5/31/02

STATE OF Nevada )  
COUNTY OF Douglas ) SS.

On this 31<sup>st</sup> day of MAY, 2002, before me, personally appeared LISA WATSON 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 their behalf of which the person(s) acted) executed the instrument.

*Luiz D. Camello*  
NOTARY PUBLIC



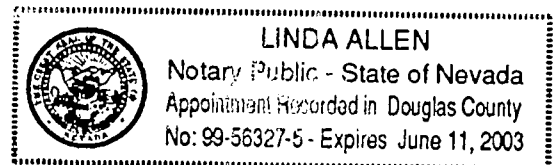
APPROVED AS TO FORM:

*Jordan Kahn*  
Tahoe Regional Planning Agency

STATE OF NEVADA )  
COUNTY OF DOUGLAS ) SS.

On this 24<sup>th</sup> day of May, 2002, 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 is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon their behalf of which the person acted executed the instrument.

*Linda Allen*  
NOTARY PUBLIC



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COPY

REQUESTED BY  
*Watson, Leroy D*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA

2002 MAY 31 PM 1:27

LINDA SLATER  
RECORDER

\$ *17.00* PAID *Be* DEPUTY

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