

WHEN RECORDED MAIL TO
DNS VENTURES

1320 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.

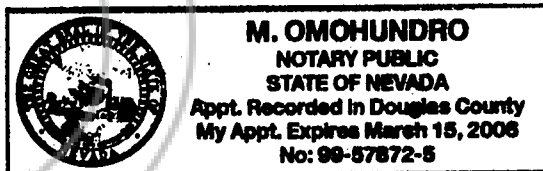
The lands subject to the herein above stated Restrictive Deed Covenants are described in Exhibit "A" attached hereto and made a part hereof.

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

Executed this 6 day of JUNE, 2002

DNS VENTURES, LTD., a Nevada LLC

[Handwritten Signature]
WILLIAM NICHOLS, MEMBER



STATE OF NEVADA)

COUNTY OF DOUGLAS)

On 6/6/02, 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.

[Handwritten Signature]
Notary Public

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EXHIBIT "A"
LEGAL DESCRIPTION
(Saratoga Springs Unit 6)

Those portions of the West ½ 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:

Parcel 1:

Beginning at the Northwestern corner of Lot 32 of Saratoga Springs Estates Unit 2 as recorded in Book 594 at Page 3894 as Document No. 338088, said corner lying on the Southerly right-of-way line of South Santa Barbara Drive; thence Westerly along said Southerly right-of-way line N. 89° 51' 06" W., 304.42 feet to the beginning of a curve concave to the Southeast and having a radius of 560.00 feet; thence Westerly along said curve through a central angle of 37° 09' 22" an arc distance of 363.16 feet to the TRUE POINT OF BEGINNING for this description, a radial line through said point bears N. 37° 00' 28" W.; thence leaving said right-of-way line S. 53° 36' 34" E., 469.12 feet; thence S. 10° 39' 37" E., 97.32 feet; thence S. 20° 42' 25" W., 97.32 feet; thence S. 52° 04' 26" W., 97.32 feet; thence S. 83° 26' 28" W., 97.32 feet; thence N. 53° 36' 34" W., 470.48 feet to a point on the Southeasterly right-of-way line of said South Santa Barbara Drive; thence Northeasterly along said Southeasterly right-of-way line N. 23° 44' 16" E., 38.26 feet to the beginning of a curve concave to the Southeast and having a radius of 560.00 feet; thence Northeasterly along said curve through a central angle of 29° 15' 16" an arc distance of 285.93 feet to the TRUE POINT OF BEGINNING.

Said Parcel Contains 4.033 Acres, more or less.

Parcel 2:

Beginning at the Southwesterly corner of "Lot B Open Space", shown on the Final Map #PD 99-02-05 for Saratoga Springs Estates Unit 5, recorded in Book 501 at Page 1402 as Document No. 513570 of the Official Records of said Douglas County, thence S. 89° 53' 34" W., 60.00 feet; thence N. 0° 06' 26" W., 72.00 feet; thence S. 70° 07' 40" W., 135.00 feet; thence N. 18° 33' 04" W., 148.00 feet; thence N. 40° 55' 34" W., 436.63 feet; thence N. 33° 25' 40" W., 130.51 feet to a point on the Southeasterly right-of-way line of South Santa Barbara Drive, said right-of-way line being a curve concave to the Northwest and having a radius of 1400.00 feet, a radial line through said point bears S. 18° 06' 14" E.; thence Northeasterly along said right-of-way line through a central angle of 40° 57' 51" an arc distance of 1000.94 feet to a point on said right-of-way line, a radial line through said point bears S. 59° 04' 05" E.; thence leaving said right-of-way line S. 40° 55' 34" E., 598.53 feet; thence S. 38° 12' 37" E., 286.88 feet; thence S. 77° 47' 35" E., 113.50 feet; thence S. 55° 59' 46" E., 113.71 feet; thence S. 37° 37' 17" W., 155.00 feet to a point on a curve concave to the Southwest and having a radius of 375.00 feet, a radial line through said point bears N. 37° 37' 17" E.; thence Southeasterly along said curve through a central angle of 7° 38' 22" an arc distance of 50.00 feet to a point on said curve, a radial line through said point bears N. 45° 15' 39" E.; thence S. 45° 15' 39" W. 50.00 feet to a point on a curve concave to the Southwest and having a radius of 325.00 feet, a radial line through said point bears N. 45° 15' 39" E.; thence Northwesterly along said curve through a central angle of 7° 38' 22" an arc distance of 43.33 feet to the most Northerly corner of said "Lot B Open

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Space", a radial line through said corner bears N. 37° 37' 17" E; thence Southerly and Westerly along the Northerly line of said "Lot B Open Space" S. 42° 41' 52" W., 141.43 feet; thence N. 68° 24' 01" W., 63.80 feet; thence N. 78° 31' 57" W., 61.74 feet; thence S. 82° 34' 13" W., 86.20 feet; thence S. 72° 38' 32" W., 88.55 feet; thence S. 77° 02' 28" W., 87.17 feet; thence S. 82° 35' 58" W., 86.19 feet; thence S. 84° 08' 52" W., 86.07 feet; thence S. 82° 20' 42" W., 86.22 feet; thence S. 74° 22' 30" W., 100.00 feet to the Northwesterly corner of said "Lot B Open Space"; thence S. 0° 06' 26" E., 105.00 feet to the Point of Beginning.

Said Parcel Contains 20.929 Acres, more or less.

Parcel 3:

Beginning at the Northwesterly corner of Lot 133, Block G as shown on the Final Map #PD 99-02-05 for Saratoga Springs Estates Unit 5 recorded in Book 501 at Page 1402 as Document No. 513570 of the Official Records of said Douglas County; thence N. 4° 34' 00" E., 1028.51 feet to the TRUE POINT OF BEGINNING for this description, said point being on the Northwesterly right-of-way line of South Santa Barbara Drive which is a curve concave to the Northwest and having a radius of 1320.00 feet, a radial line through said point bears S. 44° 07' 48" E.; thence leaving said Northwesterly right-of-way line N. 45° 59' 42" W., 115.26 feet; thence N. 40° 26' 06" W., 312.79 feet; thence N. 3° 50' 54" E., 138.43 feet; thence N. 48° 23' 30" E. 180.00 feet; thence N. 85° 17' 20" E., 139.51 feet; thence S. 62° 38' 24" E., 58.50 feet; thence S. 23° 57' 54" E., 144.89 feet; thence S. 35° 21' 33" E., 93.90 feet; thence S. 41° 45' 05" E., 90.00 feet to a point on the Northwesterly right-of-way line of South Santa Barbara Drive which is a curve concave to the Northwest and having a radius os 1320.00 feet, a radial line through said point bears S. 59° 50' 24" E.; thence Southwesterly along said right-of-way line through a central angle of 15° 42' 36" an arc distance of 361.93 feet to the TRUE POINT OF BEGINNING.

Said Parcel Contains 4.148 Acres, more or less.

The Basis of Bearings for the above descriptions is the centerline of La Cresta Court shown as N. 0° 06' 26" W. per the Final Map #PD 99-02-05 for Saratoga Springs Estates Unit 5 recorded in Book 501 at Page 1402 as Document No. 513570 of the Official Records of said Douglas County.

Per NRS 111.312, this legal description was prepared by Western Engineering & Surveying Services, whose mailing address is 3032 Silver Sage Drive, Carson City, Nevada 89701.

By: David D. Winchell
David D. Winchell, PLS 3209



Dated: 4/24/2002

Said premises also further imposed on that certain Final Map #PD 99-02-06 for Saratoga Springs Estates Unit 6, recorded concurrently herewith.

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COPY

REQUESTED BY
Stewart Title of Douglas County

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

for Western Engineering
2002 JUN 28 PM 2:56

LINDA SLATER
RECORDER

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