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RECORDED AT THE REQUEST OF  
AND RETURNED TO:

✓ Elk Point Country Club Incorporated  
P.O. Box 9  
Zephyr Cove, NV 89448

**DECLARATIONS OF COVENANTS  
CONDITIONS AND RESTRICTIONS  
BEING A DEED RESTRICTION  
FOR LOT CONSOLIDATION**

This declaration is made this 28<sup>th</sup> day of April, 2003, by Elk Point Country Club Incorporated hereinafter referred to as "declarant".

**RECITALS:**

1. Declarant is the owner to that certain real property located in Douglas County, State of Nevada, described as follows:

Lots 123 & common area of Elk Point Country Club Incorporated subdivision as recorded January 5, 1928 amended Plat of the Elk Point Country Club Incorporated subdivision filed June 5, 1952 in book 1 of maps, document No. 8537

Assessor's Parcel Numbers 1318-16-810-044 & 1318-16-810-043

2. The Declarant desires to construct a work shop which will encroach upon the common interior lot line of the parcels.

3. As a condition of approval for the physical improvements listed in recital number two (pursuant to Douglas County Ordinances and the Uniform Building Code) the parcels are to be treated as if legally merged.

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**DECLARATION:**

Declarant hereby declares that the certain real property described above is, and shall be deemed by Douglas County to be merged and shall constitute but one contiguous, inseparable parcel.

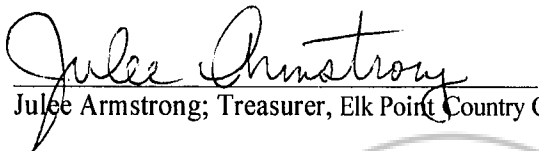
This declaration shall be deemed a covenant running with the land or as an equitable servitude, as the case may be, and shall constitute benefits and burdens to the parcels described above and shall be binding on the declarant and declarant's assigns and all persons hereafter acquiring or owning any interest in the above described parcels.

This declaration may not be revoked or modified without the prior express written and recorded consent of Douglas County, Nevada. Douglas County is deemed and agreed to be a third party beneficiary of this declaration and as such can enforce the provisions of the declaration.

In witness whereof declarant has executed this declaration on the day and year written above.



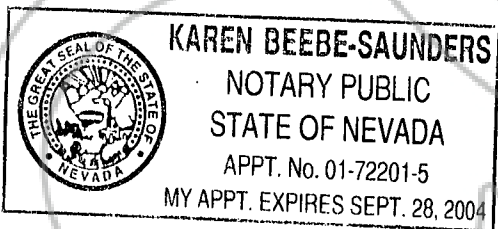
Fred Hanker; President, Elk Point Country Club Incorporated



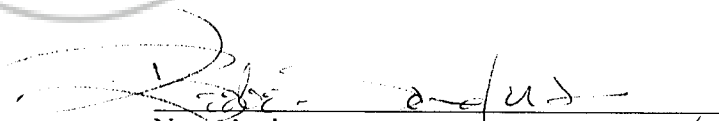
Julee Armstrong; Treasurer, Elk Point Country Club Incorporated

STATE OF NEVADA    )  
                                  ) SS:  
COUNTY OF DOUGLAS )

On this 28<sup>th</sup> day of April, in the year 2003 before me personally appeared Fred Hanker and Julee Armstrong, personally known to me to be the persons whose names are subscribed to this instrument, and acknowledge that they executed it.



WITNESS my hand and official seal.



Notary's signature  
My Commission Expires: 9-28-04

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**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

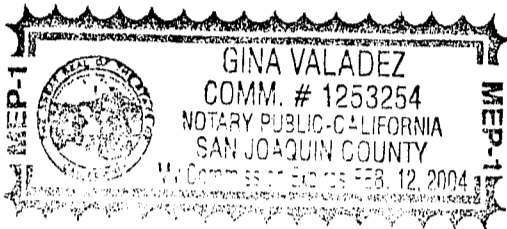
State of California

County of San Joaquin } ss.

On April 29, 03 before me, Gina Valadez,  
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Fred Hanker  
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence



to be the person(s) 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 behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Gina Valadez  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Declaration

Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER	
Top of thumb here	

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COPY

REQUESTED BY  
*Elk Point Country Club*  
IN OFFICIAL RECORDS OF  
DOUGLAS COUNTY, NEVADA

2003 MAY -8 AM 11:46

WERNER CHRISTEN  
RECORDER

\$17<sup>00</sup> PAID *Kg* DEPUTY

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