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Assessor's Parcel Number: _____

Recording Requested By:

Name: AURORA LAND LLC

Address: 1655 HWY 395

City/State/Zip MINDEN, NV 89423

R.P.T.T.: _____

REQUESTED BY
Aurora Land LLC
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 SEP -8 AM 11:21

WERNER CHRISTEN
RECORDER

\$18⁰⁰ PAID KJ DEPUTY

DECLARATION OF RESTRICTIVE DEED COVENANTS
(Title of Document)
(AURORA)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

C:\bc docs\Cover page for recording

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DECLARATION OF RESTRICTIVE DEED COVENANTS

The Undersigned, AURORA LAND 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:

DOUGLAS COUNTY has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with property and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of Douglas County Code.

The portion of Lot 1 and 2 outside the building envelop, identified on the map as "Open Space", having no development rights will be encumbered by an open space, or conservation easement subject to appropriate easements for access and maintenance of water conveyance facilities as approved by the water conveyance advisory committee and that the area shall be maintained by the property owners. Lot 1 and 2 will have the right to secure the parcels with fencing.

The portion of Lot ~~2~~⁵ outside the building envelope identified on the map as "open space", having no development rights will be encumbered by an open space or conservation easement and that the area shall be maintained by the property owner. ~~Lot 2 shall be provided with a pedestrian trail in a location to be designated by the applicant which will be open to private access by the owner of the other parcels in the Subdivision. Otherwise, all of Lot 2 will remain in single, private ownership.~~

Maintenance of all drainage facilities and easements noted on the Aurora Final Subdivision Map shall be the responsibility of the property owner. Obstructing the flow or altering the course of a drainage channel is prohibited, unless permitted by the County or other authorizing agency. Affects Lots 3, 5, 14 and 16.

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 15 day of August, 2003.

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AURORA LAND, LLC


BY: GREGG LEISS, MANAGING MEMBER


BY: GARRY LEISS, MANAGING MEMBER


BY: MIKE BRODIE, MANAGING MEMBER

COOPER

0589082

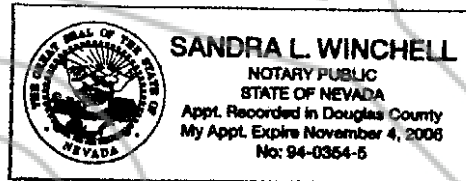
BK0903PG03032

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On this 15 day of August, 2003, personally appeared before me, a
Notary Public in and for said County and State, GREGG LEISS

who acknowledged that he executed the above instrument.

Sandra L. Winchell
Notary Public
My Commission Expires: 11-04-06

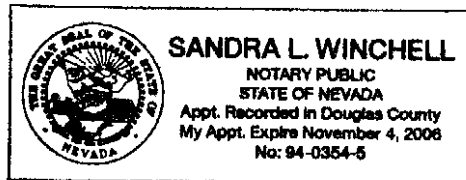


STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On this 15 day of August, 2003, personally appeared before me, a
Notary Public in and for said County and State, GARRY LEISS

who acknowledged that he executed the above instrument.

Sandra L. Winchell
Notary Public
My Commission Expires: 11-04-06

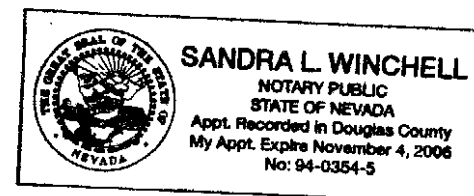


STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On this 15 day of August, 2003, personally appeared before me, a
Notary Public in and for said County and State, MIKE BRODIE

who acknowledged that he executed the above instrument.

Sandra L. Winchell
Notary Public
My Commission Expires: 11-04-06



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EXHIBIT "A"

Lots 1 through 20, Parcel "A"

As set forth on Final Subdivision Map, LDA #02-03 for Aurora, filed for record in the office of the County Recorder of Douglas County, State of Nevada on SEPT. 8, 2003, in Book 0903, at Page 3029, Document # 589081.

APN 1320-26-001-015, 016 & 1320-26-002-006, 031

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