

17-

REQUESTED BY
Eleanor Yonano
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

RECORDING REQUESTED BY:
Tahoe Regional Planning Agency
Post Office Box 1038
Zephyr Cove, Nevada 89448

2003 SEP 29 PM 1:20

WERNER CHRISTEN
RECORDER

WHEN RECORDED MAIL TO:
Tahoe Regional Planning Agency
Post Office Box 1038
Zephyr Cove, Nevada 89448
Attn: Jeanne McNamara, Associate Planner
TRPA File No.: 20020981

s. 17th PAID *BC* DEPUTY

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
PROJECT AREA AND COVERAGE CALCULATION
("DEED RESTRICTION")**

This Deed Restriction is made this *OCT* day of *17th*, 2002, by George Yonano and Eleanor L. Yonano, husband and wife as Joint Tenants with right of survivorship and not as tenants in common (hereinafter "Declarants").

RECITALS

Douglas. McAlalos

- 1. Declarants are the owners of certain real property located in Placer County, State of Nevada, described as follows:

Parcel "A":

All that portion of Lot 1, Block C, Round Hill Village Unit No. 3, filed for record as Document No. 30185, and that portion of Section 15, Township 13 North, Range 18 East, M.D.M. more particularly described as follows:

Beginning at the most Northerly corner of lot 3, Block C, of said Round Hill Village Unit No. 3; thence South 34°01'14" West 160.51 feet; thence South 46°30'18" West 96.84 feet; thence South 40°27'52" East 12.00 feet; thence along a curve concave to the Southeast with a radius of 27.00 feet, a central angle of 62°20'21", and an arc length of 29.38 feet, the chord of said curve bears South 09°07'42" East 27.95 feet; thence South 40°27'52" East 78.26 feet; thence along a curve concave to the Northwest with a radius of 575.00 feet, a central angle of 12°51'19", and an arc length of 129.01 feet, the chord of said curve bears South 57°10'58" West 128.74 feet; thence North 13°22'48" West 103.12 feet; thence North 29°19'50" West 51.13 feet; thence North 56°57'43" West 54.81 feet; thence South 68°00'00" West 92.30 feet; thence South 24°46'24" East 45.53 feet; thence South 72°42'44" West 41.78 feet; thence South 71°05'50" West 33.93 feet; thence North 29°19'53" West 14.90 feet; thence South 60°29'03" West 156.85 feet; thence North 29°19'53" West 315.10 feet; thence North 62°53'00" East 578.58 feet; thence South 49°50'42" East 288.92 feet to the Point of Beginning.

The basis of Bearing for this description is the bearing "North 89°47'57" West" along the East 1/2 mile of the North line of said Section 15, per Record of Survey, Document No. 313400.

0591674

BK0903PG16043

Said parcel was recorded on September 14, 1999 in Document Number 0476574, Book 0999, Page 2608, Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 005-220-25 (formerly APN 005-220-20)

Parcel "B":

Lot 5, in Block C, as shown on the map entitled "ROUND HILL VILLAGE, UNIT NO. 3", filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on November 24, 1965, as Document No. 30185.

Said parcel was recorded on January 5, 2000 in Document Number 0483859, Book 0100, Page 0586, Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 005-331-08.

Parcels "A" and "B" are hereinafter collectively referred to as the "Property."

2. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the Tahoe Regional Planning Agency (hereafter "TRPA") pursuant to the Tahoe Regional Planning Compact.
3. Declarants received approval from the TRPA on October 8, 2002 to adjust the lot line between Parcel A and B, subject to certain conditions contained on said approval, including a condition that Declarants record a deed restriction permanently assuring that the coverage calculations for the parcels within the project area shall always be made as if the parcels had been legally consolidated.
4. As a condition of the above approval, Chapter 20, Land Coverage, Section 20.3.D(1)(a) of the TRPA Code of Ordinances, requires that the parcels within the above project area be treated as if legally consolidated for the purpose of future land coverage calculations within the project area.

DECLARATIONS

1. Declarants hereby declare that, for the purpose of satisfying TRPA's October 8, 2002 condition of approval, the Property consisting of Parcels "A" and "B" identified herein shall always be treated as if the parcels had been legally consolidated for the purposes of land coverage calculations within the project area, and the applying TRPA ordinances pertaining to land coverage.
2. This Deed Restriction shall be deemed a covenant running with the land, or an equitable servitude, as the case may be, and shall be binding on the Declarants and Declarants' assigns, and all persons acquiring or owning any interest in the property.

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Deed Restriction 005-220-25 & 005-331-08
George & Eleanor L. Yonano
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3. This Deed Restriction may not be modified or revoked without the prior express written and recorded consent of the TRPA or its successor agency, if any. TRPA shall be 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(s):

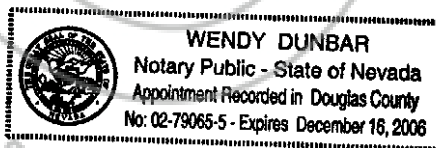
George Yonano
George Yonano

Dated: 9/29/03

STATE OF Nevada)
COUNTY OF Douglas) SS.

On this 29 day of Sept., ~~2002~~ 2003, before me, personally appeared George Yonano 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.

Wendy Dunbar
NOTARY PUBLIC



✓ GEORGE L. YONANO
PO BOX 10302
ZEPHYR COVE, NV 89448

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Deed Restriction 005-220-25 & 005-331-08
George & Eleanor L. Yonano
Page Four

IN WITNESS WHEREOF, Declarant has executed this Deed Restriction this the day and year written above.

Declarant(s)' Signature(s):

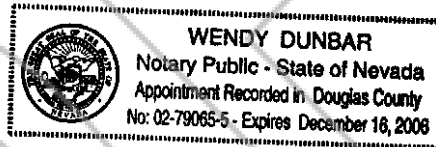
Eleanor L. Yonano
Eleanor L. Yonano

Dated: 9/29/03

STATE OF Nevada)
COUNTY OF Douglas) SS.

On this 29th day of Sept, ~~2002~~ 2003, before me, personally appeared Eleanor L. Yonano 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.

W Dunbar
NOTARY PUBLIC



APPROVED AS TO FORM:

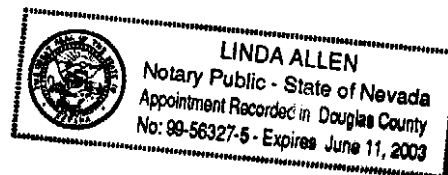
Janet Tull
Tahoe Regional Planning Agency

Dated: 10/17/02

STATE OF Nevada)
COUNTY OF Douglas) SS.

On this 17th day of October, 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(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.

Linda Allen
NOTARY PUBLIC



0591674

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