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REQUESTED BY
Kjirsten C Frank
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

RECORDING REQUESTED BY:

Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449

2004 AUG -3 AM 11:08

WERNER CHRISTEN
RECORDER

\$16 PAID kg DEPUTY

WHEN RECORDED MAIL TO:

✓ Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449
Attn: Elizabeth Harrison, Associate Planner
TRPA File No. 20040549

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
CONCERNING LAND COVERAGE AND DEVELOPMENT RIGHTS
("DEED RESTRICTION")
TO BE RECORDED AGAINST APN 1418-15-510-015**

This Deed Restriction is made this 3rd day of August, 2004, by Glenbrook Homeowners Association, a Nevada Corporation (hereinafter "Declarant").

RECITALS

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

All that portion of Lot 7, Glenbrook Unit No. 1, filed for record on June 1, 1977, Document No. 09693, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 7; thence North 05 degrees 55' 44" East 76.04 feet; thence North 37 degrees 38' 11" East 89.19 feet; thence South 19 degrees 26' 45" West 120.97 feet; thence along a curve concave to the Southeast with a radius of 900 feet, a central angle of 2 degrees 29' 00" and an arc length of 39.01 feet, the chord of said curve bears South 34 degrees 24' 08" West 39.01 feet to the point of beginning.

Said parcel was recorded on July 17, 1997, on book 797 and page 2905, and in Document No. 0417403 in the Office of the Douglas County Recorder. Assessor's Parcel Number 1418-15-510-015 (formerly a portion of APN 001-151-07) (hereinafter "Property").

2. The Property is a real property 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.

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3. The Tahoe Regional Planning Agency (TRPA) has made the findings required by Agency ordinances and rules, and approved a boundary line adjustment on July 21, 2004 (TRPA File Number 20040549) that adds 2,386 square feet of land area from APN 001-151-07 to the common area of Glenbrook Homeowners Association. The boundary line adjustment has already been approved and recorded by Douglas County and the APN recorded for the 2,386 square feet of land area ("Parcel A") is 1418-15-510-015.
4. In accordance with Special Condition 2.B of the permit issued under TRPA File Number 20040549, an appropriate deed restriction is required to be recorded documenting that the Property is considered to have 0 square feet of allowable land coverage, no development rights and to be part of the Glenbrook Homeowners Association common area. The TRPA Goals and Policies and the TRPA Code of Ordinances requires that an appropriate deed restriction be recorded against the Property documenting said restrictions.

DECLARATIONS

1. Declarant hereby declares that, the Property described above is, and shall be, deemed by TRPA to have 0 square feet allowable land coverage, no development rights and to be part of the Glenbrook Homeowners Association common area.
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 Parcel and shall be binding on the Declarants and Declarants' assigns and all persons acquiring or owning any interest in the Parcel.
3. Declarant hereby declares that, for the purpose of applying TRPA ordinances relating to development rights, the Property described above is, and shall be, deemed by TRPA to not contain a development right.
4. 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 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.

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