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REQUESTED BY
Western Engineering
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 OCT 18 PM 1:55

WERNER CHRISTEN
RECORDER

\$17⁰⁰ PAID *Bh* DEPUTY

Assessor's Parcel Number: _____

Recording Requested By:

Name: *DMS VENTURES*

Address: *1320 HIGHWAY 395*

City/State/Zip *GARDNERVILLE NV, 89410*

R.P.T.T.: _____

DECLARATION OF RESTRICTIVE DEED COVENANTS
(Title of Document)

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.

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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 23 day of September, 2004

DNS VENTURES, LTD., a Nevada LLC

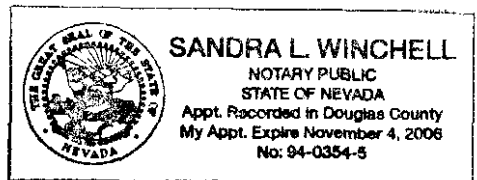
[Handwritten Signature]
WILLIAM NICHOLS, MEMBER

STATE OF NEVADA)

COUNTY OF DOUGLS)

On 9-23-04, 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 he executed the above instrument.

[Handwritten Signature]
NOTARY PUBLIC



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A.P.N. 1420-29-601-001 (portion)

EXHIBIT "A"

**LEGAL DESCRIPTION
(Boundary of Saratoga Springs Estates Unit 8)**

That portion of the East ½ of Section 29, Township 14 North, Range 19 East, M.D.B.& M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northwestern corner of Lot 326, Block E as said lot is shown on the Final Map #PD 99-02-07 for Saratoga Springs Estates Unit 7, recorded in Book 803 at Page 10079 as File No. 587125 of the Official Records of said Douglas County; thence Southerly along the Westerly line of said Lot 326, S. 0° 38' 33" E., 195.00 feet; thence N. 89° 21' 27" E., 153.12 feet to the Northwestern corner of Lot 330, Block F of said Saratoga Springs Estates Unit 7; thence Southerly along the Westerly line of said Lot 330, S. 0° 38' 33" E. 200.00 feet to the Southwesterly corner of said Lot 330; thence Easterly along the Southerly line of Lots 330 and 329 of said subdivision, S. 76° 14' 14" E., 169.17 feet to the Southeasterly corner of said Lot 329, said corner lying on the Westerly line of Lot 32, Block E, Saratoga Springs Estates Unit 1, recorded in Book 690 at Page 525 as Document No. 227472 of the Official Records of said Douglas County; thence Southerly along the Westerly line of said Block E of said Saratoga Springs Estates Unit 1, S. 28° 11' 17" W., 65.11 feet; thence S. 22° 10' 47" W., 530.00 feet to the Northeasterly corner of Lot 61, Block G of Saratoga Springs Estates Phase III, recorded in Book 698 at Page 5063 as Document No. 442616 of the Official Records of said Douglas County; thence Westerly along the Northerly line of said Block G, S. 89° 57' 34" W., 299.72 feet; thence N. 27° 36' 18" W., 70.41 feet; thence S. 27° 27' 49" W., 146.42 feet; thence S. 89° 57' 18" W., 506.31 feet; thence S. 0° 04' 07" W., 24.65 feet to the beginning of a curve concave to the Northeast and having a radius of 175.00 feet; thence Southerly along said curve through a central angle of 10° 04' 04" an arc distance of 30.75 feet to the Northeasterly corner of Lot 68, Block H of said Saratoga Springs Estates Phase III, a radial line through said point bears S. 80° 00' 03" W.; thence Westerly along the Northerly line of said Lot 68, S. 84° 33' 30" W., 203.64 feet to the Northwestern corner of said Lot 68; thence N. 89° 55' 53" W., 50.00 feet to a point on the Easterly right-of-way line of Heybourne Road; thence Northerly along said right-of-way line N. 0° 04' 07" E., 1002.52 feet; thence N. 44° 39' 29" E., 71.22 feet; thence S. 0° 04' 07" W., 279.24 feet; thence N. 25° 30' 40" E., 170.00 feet; thence N. 37° 38' 14" E., 145.00 feet; thence N. 60° 29' 40" E., 140.00 feet; thence N. 81° 09' 38" E., 140.00 feet; thence S. 0° 38' 33" E., 160.00 feet; thence N. 89° 21' 27" E., 81.22 feet; thence N. 0° 38' 33" W., 110.00 feet; thence N. 5° 44' 21" E., 117.10 feet; thence N. 17° 31' 16" E., 117.10 feet; thence N. 29° 18' 45" E., 117.10 feet; thence N. 41° 06' 15" E., 117.10 feet; thence N. 52° 53' 44" E., 117.10 feet; thence N. 64° 41' 14" E., 117.10 feet; thence N. 75° 59' 47" E., 120.79 feet; thence N. 78° 43' 05" E., 303.00 feet; thence N. 80° 52' 43" E., 113.69 feet; thence N. 87° 32' 37" E., 112.05 feet; thence

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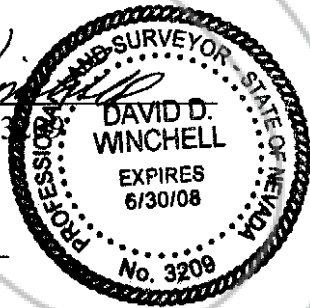
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S. 85° 41' 41" E., 112.05 feet; thence S. 7° 41' 10" W., 145.00 feet to a point on a curve concave to the Southwest and having a radius of 805.00 feet, a radial line through said point bears N. 7° 41' 10" E.; thence Easterly along said curve through a central angle of 3° 42' 00" an arc distance of 51.98 feet to a point on said curve, a radial line through said point bears N. 11° 23' 10" E.; thence N. 11° 23' 10" E., 145.00 feet; thence S. 75° 16' 26" E., 110.70 feet; thence S. 68° 35' 36" E., 110.70 feet; thence S. 61° 54' 48" E., 110.70 feet; thence S. 55° 13' 58" E., 110.70 feet; thence S. 48° 33' 10" E. 110.70 feet; thence S. 41° 52' 20" E., 110.70 feet; thence S. 35° 11' 32" E., 110.70 feet; thence S. 28° 26' 27" E., 113.44 feet; thence S. 25° 24' 38" E., 125.00 feet to a point on the Northwesterly right-of-way line of South Santa Barbara Drive, said right-of-way line being a curve concave to the Southeast and having a radius of 1240.00 feet, a radial line through said point bears N. 17° 31' 50" W.; thence Southeasterly along said right-of-way line through a central angle of 27° 57' 11" an arc distance of 604.96 feet to a point on said right-of-way line, a radial line through said point bears N. 45° 29' 01" W., said point being the most Easterly corner of Lot 318, Block E of said Saratoga Springs Estates Unit 7; thence Northwesterly along the Northeasterly line of said Block E, N. 53° 21' 49" W., 445.26 feet; thence N. 63° 42' 14" W., 116.34 feet; thence N. 72° 44' 14" W., 116.34 feet; thence N. 82° 32' 18" W., 115.36 feet; thence S. 89° 21' 27" W., 210.00 feet to the Point of Beginning.

Said Parcel Contains 58.59 Acres, more or less.

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 3



Dated: 9/23/04

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