

16-

Assessor's Parcel Number: 1220-24-601-040
1220-24-601-039

Recording Requested By:

✓ Name: Lorraine A. Higgins

Address: 733 Mustang Ln

City/State/Zip Gardnerville, NV 89410

Real Property Transfer Tax: _____

DOC # 0641979
04/18/2005 11:14 AM Deputy: GB
OFFICIAL RECORD
Requested By:
LORRAINE HIGGINS

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0405 PG- 6727 RPTT: 0.00



CC & R's
(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.

THE FOLLOWING RESTRICTIONS ARE IMPOSED ON PROPERTY LOCATED IN THE STATE OF NEVADA, COUNTY OF DOUGLAS AND LIES WITHIN THE SEC 1 OF THE NE ¼ OF SECTION 24T.12 N 20EM.D.M. AND ARE IDENTIFIED AS PARCEL 1220-24-601-040 AND PARCEL 1220.24.601.039. THESE PARCELS ARE IN THE ORIGINAL PARCELS 8A AND 8D AS SET FORTH ON PARCEL MAP RECORDED OCTOBER 16,1990 IN BOOK 1090 PAGE 2478 AS DOCUMENT NO.236782.

1. No residence shall be used for any purpose other than for a single family residential use.
2. No reflective or metal roof.
3. No swine shall at any time be raised, bred or kept on any lot less than 15 acres.
4. No commercial poultry or rabbits shall at any time be raised, bred or kept on any lot less than 5 acres, nor shall any commercial dog kennel be maintained on such a parcel.
5. Mobile homes will be allowed for a maximum period of 1 year, during the course of construction.
6. All sewage disposal systems, water wells or water systems on any lot shall be installed, constructed and maintained in strict conformity with the rules and specifications of the Nevada Board of Health and approved by said State Board of Health and in full compliance with all applicable laws and ordinances.
7. No billboards or advertising signs shall be erected or maintained on any residential lot except "For Sale" signs and signs advertising the builder or contractor engaged in construction of building.
8. No fence of any description located on or along boundary line shall be constructed of height greater than six (6) feet.
9. No garbage, rubbish, trash, old cars, or any other offensive material will be allowed to accumulate on a lot within this building lot.
10. All buildings built upon these premises must have the outside thereof



completed and painted on year from date construction commenced.

11. These covenants, conditions and restrictions shall run with the land and shall be binding on all parties and all persons claiming under any deed or contract to the premises of any part thereof, for a period of ten (10) years from the date of this instrument shall filed, after which time said covenants, conditions and restrictions shall automatically be complied with.

12. These restrictions further provide that a violation thereof shall not defeat or render invalid the lien of any mortgage or deed of trust made in good faith and for value

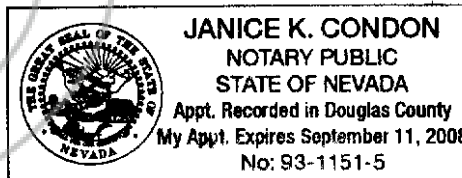
Edwin W. Higgins
EDWIN W. HIGGINS

Lorraine A. Higgins
LORRAINE A. HIGGINS

DATE 4-18-05

STATE OF Nevada

COUNTY OF Douglas



This instrument was acknowledged before me on this 18th day of April 2005, by Edwin W. Higgins and Lorraine A. Higgins

Janice K. Condon
NOTARY PUBLIC

