

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 of 2 Fee: 15.00
BK-0506 PG- 975 RPTT: 0.00



APN: 1420-08-218-001
1420-08-218-002
1420-08-218-003
1420-08-218-004
1420-08-218-005
1420-08-218-006
1420-08-611-001

**RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:**

Syncon Homes,
Attn: Cheri Glassick, Esq.
2221 Meridian Boulevard, #A
Minden, Nevada 89423

NOTICE OF CROSS LOT DRAINAGE

This Notice of Cross Lot Drainage ("**Notice**") is made as of the date of its recordation in the Official Records of Douglas County, Nevada ("**Effective Date**"), by The Springs VII, LLC, a Nevada limited liability company ("**Developer**"), and is as follows:

1. Developer is the owner of that certain real property located in Douglas County, Nevada, described as lots 700, 701, 702, 703, 704, 705, and 706 (the "**Lots**"), as shown on the Final Subdivision Map LDA#99-054-007 for Sunridge Heights III, Unit 7, filed for record in the Office of the Douglas County Recorder on June 6, 2005, in Book 0605, at Page 1632 as Document Number 646054 (the "**Map**").

2. In connection with developing and improving the Lots with detached, single-family homes, certain Lots have been engineered and designed to allow for cross-lot drainage, which may be achieved by shaping the grading on the Lots, establishing drainage swales, installing drainage ditches, or installing other types of surface (i.e. gutters and downspouts, etc.) or subsurface (i.e. subdrains, area drains, etc.) drainage facilities on the Lots to facilitate said cross-lot drainage (collectively the "**Drainage Facilities**"). Any Drainage Facilities which may be installed on the Lots by Developer provide a receptacle and conduit to allow said cross-lot drainage to other offsite drainage systems and disposal facilities.

3. Some of the Lots may also have drainage which drains from the open space hillsides above or from the adjacent golf course property into the Drainage Facilities.

4. This Notice has been prepared and recorded against the Lots in order to notify and disclose to each future owner of the Lots that any Drainage Facilities installed on the Lots by Developer should not be modified, interrupted, blocked, filled, or otherwise altered as serious

damage may result. Drainage must not be allowed to pond in the yard of the Lots or run against or under the residence, foundation, garage floor, driveway or other improvements. Water must drain away from the foundation or serious damage may result even during a short period of time. Future owners of these Lots are responsible for the Drainage Facilities installed on the Lots and are required to maintain and keep clear, open and operating as engineered and designed any Drainage Facilities installed on these Lots by Developer.

5. Future owners of the Lots agree not modify or alter any Drainage Facilities installed on the Lots by Developer with landscaping, swimming pools, patios, walks or other obstructions without first consulting with a licensed engineer or other appropriate design professional. Patios and walks should be installed flush with finish grade and slope away from the residence. Runoff from patios or sidewalks should be directed to swales or area drains.

Dated as of May 1, 2006.

DEVELOPER: **THE SPRINGS VII, LLC,**
a Nevada limited liability company

By: **SYNCON HOMES,**
a Nevada corporation

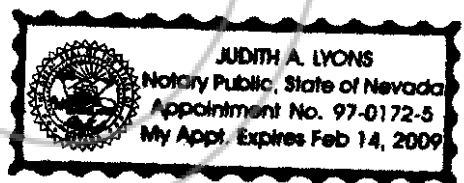
Its: **Manager**

By: Andrew W. Mitchell

Its: Pres
ANDREW W. MITCHELL

STATE OF NEVADA)
)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on May 1, 2006, by Andrew W. Mitchell, as President of Syncon Homes, a Nevada corporation, as Manager of The Springs VII, LLC, a Nevada limited liability company.



Judith Lyons
Notary Public
My Commission Expires: Feb 14, 2009