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OFFICIAL RECORD
Requested By:
BASIN STRATEGIES

1418-10-802-005
RECORDING REQUESTED BY:

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

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 4 Fee: 17.00
BK-0807 PG-03486 RPTT: 0.00



WHEN RECORDED MAIL TO:

Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449
Attn: David L. Landry, Senior Planner
TRPA File #20070282

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
CONCERNING THE USE OF THE 'GUEST ROOM' ABOVE THE GARAGE AND THE
SECOND FLOOR OF THE BARN
("DEED RESTRICTION") TO BE RECORDED AGAINST
APN 1418-10-802-005

This Deed Restriction is made this 20 day of July, 2007 by Lawrence W. Ruvo, trustee of the Lawrence W. Ruvo Living Trust 1989 (hereinafter "Declarant").

RECITALS

- 1. Declarant is the owner of certain real property located in Douglas County, State of California, described as follows:

PARCEL 1:

All that portion of the Southeast quarter of Section 10, Township 14 North, Range 20 East, M.D.B & M., described as follows:

Parcel A as shown on Record of Survey for The Glenbrook Company (Lot Line Adjustment) recorded December 16, 1983 in Book 1283, of Official Records, at Page 2128, Douglas County, Nevada as Document No. 92853 and on Amended Record of Survey for The Glenbrook Company (Lot Line Adjustment) recorded January 6, 1984 in Book 184, of Official Records at Page 310, Douglas County, Nevada, as Document No. 93920, being a division of Parcel No. 4 of Parcel Map recorded as Document No. 31389, being more particularly described as follows:

Beginning at the Northeast corner of Lot 1 of Glenbrook Unit Number 1, as shown and so designated on the Official Plat thereof, File Number 09693 in the Official Records of Douglas County, Nevada; then North 20 degrees 34'33" East a distance of 58.96 feet; thence North 89 degrees 02'29" East a distance of 389.87

feet; thence North 43 degrees 10'40" East a distance of 45.59 feet; thence North 00 degrees 57'31" West a distance of 32.50 feet; thence North 03 degrees 13'09" West, a distance of 45.52 feet, to the TRUE POINT OF BEGINNING; thence North 03 degrees 13' 09" West, 109.77 feet; thence South 89 degrees 02'29" West a distance of 574.84 feet; thence South 46 degrees 45'29" West a distance of 9.50 feet; thence South 35 degrees 05'40" West a distance of 40.63 feet; thence South 73 degrees 55'45" West a distance of 25.14 feet; thence South 07 degrees 31'00" West a distance of 64.60 feet; thence North 89 degrees 02' 29" East a distance of 643.90 feet to the TRUE POINT OF BEGINNING.

Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary high water and also excepting and artificial accretions to the land waterward of the line of natural ordinary high water or, if lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 feet, Lake Tahoe Datum established by NRS 321.595.

Note (NRS 111.312): The above metes and bounds description appeared previously in that certain Deed, recorded in the office of the County Recorder of Douglas County, Nevada on September 11, 1987, in Book 987, Page 1462, as Document No. 161985, of Official Records.

PARCEL B2, A RESULTANT PARCEL

Situate in the County of Douglas, State of Nevada, as follows:

All that real property, being a portion of Section 10, T.14N., R. 18E., M.D.B. &M., more particularly described as follows:

BEGINNING at the Northwest corner of Parcel B, Amended Record of Survey map for The Glenbrook Company, filed in the office of the County Recorder of said County on January 6, 1984, File No. 93920;
thence N 89 degrees 02'29" E for 643.90 feet;
thence S 3 degrees 13'09" E for 45.52 feet;
thence S 0 degrees 57'31" E for 32.50 feet
thence S 43 degrees 10'40" W for 45.59 feet;
thence S 89 degrees 02'29" W for 389.87 feet;
thence S. 20 degrees 34'33" W for 40.96 feet
thence N 59 degrees 05'07" W for 166.89 feet
thence N 87 degrees 00'04" W for 75.77 feet;
thence N 7 degrees 31'00" E for 56.06 feet to the True Point of Beginning of this description.

Containing 67, 070 square feet, more or less.

The Basis of Bearings for this description is said Amended Record of Survey map for The Glenbrook Company, File No. 93920, Douglas County, Nevada.

2. The Declarant received approval from Tahoe Regional Planning Agency (TRPA) on June 12, 2007 to construct an attached two story, two car garage structure with a second floor bedroom on the property.

3. The Property is 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.
4. As a condition of the above approval, Chapter 18 of the TRPA Code of Ordinances requires the appropriate deed restriction be recorded documenting the limits to the use of the living area above the attached garage and the second floor use of the existing barn.
5. The bedroom above the attached garage and the second floor living space in the existing barn are and shall be accessory use to the primary residence, they are attached to the Property, and shall not be used in a fashion as to constitute separate residential units. The bedroom above the garage and the second floor living space in the existing barn, as accessory uses, shall not be permitted to contain cooking facilities. These spaces shall not be leased, rented, or used separate from the primary residence to which they are attached to the Property. Use of the bedroom above the garage and the second floor living space in the existing barn as separate residential units shall constitute a violation of this TRPA approval.

DECLARATIONS

1. The Declarant hereby declares that, for the purpose of satisfying TRPA's requirement described as special permit condition number H in file number 20070282, the subject parcel shall be deed restricted to assure that the guest room above the garage, located on the north side of the existing house and the existing second floor of the barn are not nor shall they be converted to secondary dwelling units unless approved by TRPA.
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 Declarant and Declarant's assigns, and all persons acquiring or owning any interest in the property.
3. This Deed Restriction may not be modified or revoked without the prior 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.

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

DECLARANT'S SIGNATURE

Lawrence W. Ruvo, Trustee

Dated: 7/20/07

Lawrence W. Ruvo, trustee of the
Lawrence W. Ruvo Living Trust 1989

STATE OF NEVADA)

COUNTY OF DOUGLAS)

) SS. 033329854

On this 20 day of July, 2007, before me, Donna J. Wylie
Notary Public, personally appeared Lawrence W. Ruvo, 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.

Donna J. Wylie
NOTARY PUBLIC



APPROVED AS TO FORM:

Jean Bauwens
Tahoe Regional Planning Agency

STATE OF NEVADA)

COUNTY OF DOUGLAS)

) SS.

On this 24th day of July, 2007, before me, Linda Allen
Notary Public, personally appeared Jean Bauwens, 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



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