

OFFICIAL RECORD

Requested By:

LAKE VILLAGE HOMEOWNERS
ASSOCIATION

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0208 PG- 6897 RPTT: 0.00



RECORDING REQUESTED BY:

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

WHEN RECORDED MAIL TO:

Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449
Attn: David L. Landry, Senior Planner
TRPA File No.: ERSP2007-0868

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PROJECT AREA AND COVERAGE CALCULATION ("DEED RESTRICTION")
TO BE RECORDED AGAINST APNs 1318-22-001-012, 1318-23-210-036, 1318-23-211-022,
1318-23-212-075, 1318-23-213-037, 1318-23-214-001, 1318-23-217-015, 1318-23-310-061,
AND 1318-23-310-070**

This Deed Restriction is made this 22 day of Feb, 2008, by Lake Village Home Owner s Association, a Nevada corporation (hereinafter "Declarants").

RECITALS

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

Parcel One:

Lot 57 as shown on the official recorded map of Lake Village unit No. 2A filed in the office of the County Recorder of Douglas County on August 2, 1972 as document No. 61076; Lot 8 as shown on the official recorded map of Lake Village unit No. 2B filed in the office of the County Recorder of Douglas County on December 28, 1971 as document No. 56076; Lot 37 as shown on the official recorded map of Lake Village unit No. 2C filed in the office of the County recorder of Douglas County on March 10, 1972 as document No. 58124; Lot 70 as shown on the official recorded map of Lake Village unit No. 2D filed in the office of the County Recorder of Douglas County on June 5, 1972 as document No. 59803; Lot 95 as shown on the official recorded map of Lake Village unit No. 2E filed in the office of the County Recorder of Douglas County on October 18, 1972 as document No. 62363.

Said parcel was recorded on August 10, 1973 as Document Number 68036, Book 873, Page 275 of the Official Records of Douglas County, Nevada, and on November 11, 1974 as Document Number 76300, Book 1174, Page 172 of the Official Records of Douglas County, Nevada. Said parcels have Assessor's Parcel Numbers 1318-23-210-036, 1318-23-217-015, 1318-23-212-075, 1318-23-213-037, and 1318-23-211-022.

Parcel Two:

Parcel B as shown on that certain parcel map recorded as Document No. 28927, Book 179, Page 584, on January 11, 1979 in the Office of the County Recorder of Douglas County.

Said parcel was recorded on July 20, 1979 as Document Number 34691, Book 779, Page 1207 of the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1318-23-001-012.

Parcel Three:

Lot 5, Block A; Lot 61, Block B, and Lot 9, Block C, as shown on the official amended map of Lake Village, Unit No. 1, filed in the office of the County Recorder of Douglas County, Nevada, on June 29, 1970 as File No. 48573.

Said parcel was recorded on July 20, 1970 as Document Number 48777, Book 77, Page 538 of the Official Records of Douglas County, Nevada, and having Assessor's Parcel Numbers 1318-23-214-001, 1318-23-310-061, and 1318-23-310-070.

Parcels One through Three are hereinafter collectively referred to as the "Property."

2. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the Tahoe Regional Planning Agency (*hereafter "TRPA"*) pursuant to the Tahoe Regional Planning Compact.
3. Declarants received approval from the TRPA on November 29, 2007 to construct a new residential monument sign, subject to certain conditions contained on said approval, including a condition that the Declarants record a deed restriction permanently assuring that the coverage calculations for the parcels within the Lake Village Home Owners Association common area shall always be made as if the parcels had been legally consolidated.
4. As a condition of the above approval, Chapter 20, Land Coverage, Section 20.3.D(1)(a) of the TRPA Code of Ordinances, requires that the parcels within the above project area, also known as the 'Property', be treated as if legally consolidated for the purpose of future land coverage calculations within the project area.

DECLARATIONS

1. Declarants hereby declare that, for the purpose of satisfying TRPA's November 29, 2007 condition of approval, the Property consisting of Parcels One, Two, and Three identified herein shall always be treated as if the parcels had been legally consolidated for the purposes of land coverage calculations and the application of TRPA ordinances pertaining to land coverage.
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 Declarants and Declarants' 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 express 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.



State of California

SS. CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGEMENT

County of Alameda

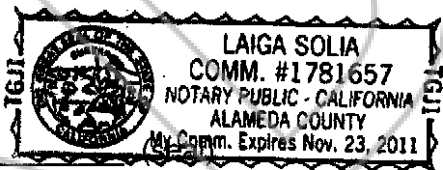
On Feb. 22, 2008 before me, Laiga Solia

Personally appeared Richard B. Smith who proved to me on the basis of satisfactory evidence to be the person(s) 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 behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Laiga Solia



ADDITIONAL OPTIONAL INFORMATION

Although law does not require the information in this section, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

DESCRIPTION OF THE ATTACHED DOCUMENT

Deed Restriction

(Title or description of attached document)

Number of pages 3 Document Date Feb. 22, 2008

NONE

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual(s)
- Corporate Officer
- Partner(s)
- Attorney-In-Fact
- Trustee(s)

Other NONE



BK- 0208
PG- 6900