

23-
DOC # 0720034
03/21/2008 12:17 PM Deputy: SD
OFFICIAL RECORD
Requested By:
MARK & TONI MATTSON

Assessor's Parcel Number: _____

Recording Requested By:

✓ Name: MARK MATTSON

Address: 3374 ALPINE VIEW CT,

City/State/Zip CARSON CITY, NV 89705

Real Property Transfer Tax: _____

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 10 Fee: 23.00
BK-0308 PG- 4962 RPTT: 0.00



C.C.E.R. RENEWAL
(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.

C:\bc docs\Cover page for recording

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE

ALPINE VIEW ESTATES
located in Douglas County, Nevada

THE UNDERSIGNED, owner of that certain real property situate in the State of Nevada, County of Douglas, described as follows: 32 acres, more or less, on the east side of Jack's Valley Road, commonly known as a portion of the Ted A. Wentworth ranch and known as Alpine View Estates, hereby covenants, agrees and declares that all said lots and property are and will be held, sold, and conveyed subject to the following covenants, conditions and restrictions, which are hereby declared to be for the benefit of the whole subdivision and all of the property described therein, and the owner thereof, their successors and assigns. Said restrictions establish and impose a general plan for the improvement and development of said subdivision and all the property described therein and the adoption and establishment of covenants and restrictions upon said land and each and every lot and portion thereof and upon the use, occupancy and enjoyment thereof. Every conveyance of any of said lot or lots or property or portion thereof in said subdivision of land shall be and is subject to the said covenants, conditions and restrictions as follows:

Declarant has appointed two persons to act and be known as the "Architectural Control Committee", hereinafter called the "Committee". These two shall appoint a third party as an alternate. The principal function of the Committee is to administer these restrictions. The first two Committee members shall be Robert H. Norris and Francis D. Gurney.

1. Parcels in this subdivision may be used for one single family residence, with attached or detached garage. Animal shelters will be allowed upon approval of the committee. No commercial activity of any kind may be carried on, nor shall anything be done which can be or become an annoyance or a nuisance to the neighborhood. All buildings or structures erected upon said premises shall be of new construction and no buildings or structures shall be moved from other locations onto said premises.
2. No structures of temporary character, such as travel trailers, campers, tents, basements, shacks, garages, barns or other outbuildings shall be used on any lot at any time as residence, either temporarily or permanently.
3. The minimum floor space requirements shall be 1500 square feet of prime living area for any residential dwelling, exclusive of any thereof used for a garage, basement, decks and patios.
4. Materials used as siding, window sash or roofing must be of nonreflective materials so that no glare shall be reflected upon adjoining properties.
5. No building or structure shall be erected or permitted on any lots nearer than 40 feet from any street, or 40 feet from the rear property line, or 20 feet from the sidelines of any lot, provided, however, where two or more lots are declared and used as a single building site, these sidelines shall refer only to the lines bordering on the adjoining property owner. Access on County highway will be limited to 15 feet for lots 2, 3, 4, 5 and 6 as shown on map. All other lots will have access on Alpine View Court only.
6. All fences shall be consistent with the fence installed by the developer and be painted white, except by special consent of the Committee. Property abutting deer easement shall not be fenced past easement lines.
7. No outside storage of any kind shall be permitted, except that all clotheslines, boats, trailers, campers, garbage cans, woodpiles or propane tanks, if any, shall be kept screened by adequate planting or fencing so as to conceal them from view of neighboring parcels and streets.



BK- 0308
PG- 4963

101 732

8. All rubbish, trash or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon.

9. No lot or parcel as shown on the map of Alpine View Estates may be further divided.

10. No goats, pigs or similar animals shall be raised, kept, bred or maintained on any parcel. Any animals or pets shall be so controlled and restrained as not to run at large or become a nuisance or annoyance to the neighborhood.

11. No signs or any other advertising media of any sort will be permitted on any parcel or right of way, except with written revokable permit from the committee.

12. No discharging of firearms will be permitted.

13. No walls, hedges, fences or other sight barriers shall be erected or allowed to grow higher than 6 feet. Exceptions may be permitted to this immediately adjoining buildings, as around patios or swimming pools. Nothing which constitutes a barrier to safe driving sight distances, particularly at street intersections may be erected or allowed to grow.

14. Before any construction activity begins, the following shall be submitted to the Committee: 2 complete construction plans, 2 sets of prints or drawings showing external color scheme, 2 copies of plot plans showing proposed building location with respect to the parcel boundaries. Preliminary plans may be submitted for preliminary approval of the Committee, prior to complete drawings. On approval of final plans, one set of these exhibits shall be certified as "approved" and returned to the owner or his agent, the second set shall be filed.

15. No building will be approved other than single story, except on hillside locations "split level" or two stories will be given special consideration by the Committee. Any subsequent alterations or additions affecting external appearance must also be subject to Committee approval.

These covenants and restrictions shall run with, and be binding upon the land, and shall insure to the benefit of Declarant, their successors, assigns, or heirs, for a period of 25 years from date of recording. Thereafter the said covenants and restrictions shall be extended for ten year periods and may be altered or modified only by written approval of not less than 75% of the property owners. These covenants and restrictions shall be enforceable by Declarant, or any property owner of record in Alpine View Estates by any proceedings at law or in equity. Any failure to enforce any covenant or restriction, shall in no event be deemed a waiver of the right to enforce the same thereafter. Invalidation of any one or more of these covenants or restrictions, by any means, shall in no way affect the force of any other.

Dated this 13th day of June, 1972.

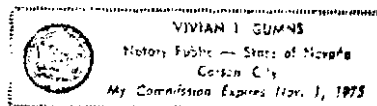
Robert H. Norris
Robert H. Norris Declarant

Francis D. Gurney
Francis D. Gurney Declarant

STATE OF NEVADA

Carson City

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On June 13, 1972, personally appeared before me, a Notary Public, ROBERT H. NORRIS and FRANCIS D. GURNEY, who acknowledged to me that they executed the above instrument.

Vivian I. Gurnes 733



BK- 0308
PG- 4964

Recorded at Request of Robert H. Norris
On 6-16-72 At 02 Min. Past HP
Official Records of Douglas County, Nevada. Fee 5.00

Patricia J. Stanley, Recorder. By [Signature]
Deputy

611137

BOOK 101 PAGE 734



BK- 0308
PG- 4965

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE

ALPINE VIEW ESTATES No. 2
located in Douglas County, Nevada

THE UNDERSIGNED, owner of that certain real property situated in the State of Nevada, County of Douglas, described as follows: Alpine View Estates No. 2, on the west side of Jacks Valley Road, commonly known as a portion of the Ted A. Wentworth ranch and known as Alpine View Estates No. 2, hereby covenants, agrees and declares that all said lots and property are and will be held, sold, and conveyed subject to the following covenants, conditions and restrictions, which are hereby declared to be for the benefit of the whole subdivision and all of the property described therein, and the owner thereof, their successors and assigns. Said restrictions establish and impose a general plan for the improvement and development of said subdivision and all the property described therein and the adoption and establishment of covenants and restrictions upon said land and each and every lot and portion thereof and upon the use, occupancy and enjoyment thereof. Every conveyance of any of said lot or lots or property or portion thereof in said subdivision of land shall be and is subject to the said covenants, conditions and restrictions as follows:

Declarant has appointed two persons to act and be known as the "Architectural Control Committee", hereinafter called the "Committee". These two shall appoint a third party as an alternate. The principal function of the Committee is to administer these restrictions. The first two Committee members shall be Robert H. Morris and Francis D. Gurney.

1. Parcels in the subdivision may be used for one single family residence, with attached or detached garage. Animal shelters will be allowed upon approval of the committee. Noncommercial activity of any kind may be carried on, nor shall anything be done which can be or become an annoyance or a nuisance to the neighborhood. All buildings or structures erected upon said premises shall be of new construction and no buildings or structures shall be moved from other locations onto said premises.
2. No structures of temporary character, such as travel trailers, campers, tents, basements, shacks, garages, barns or other outbuildings shall be used on any lot at any time as residence, either temporarily or permanently.
3. The minimum floor space requirements shall be 1500 square feet of prime living area for any residential dwelling, exclusive of any thereof used for a garage, a basement, decks and patios.
4. Materials used as siding, window sash or roofing must be of nonreflective materials so that no glare shall be reflected upon adjoining properties.
5. No building or structure shall be erected or permitted on any lots nearer than 40 feet from any street, or 40 feet from the rear property line, or 20 feet from the sidelines of any lot, provided, however, where two or more lots are declared and used as a single building site, these sidelines shall refer only to the lines bordering on the adjoining property owner. Access on County highway will not be permitted for lot no. 48 as shown on map.
6. Property abutting equestrian easements shall not be fenced past easement lines.
7. No outside storage of any kind shall be permitted, except that all clotheslines, boats, trailers, campers, garbage cans, woodpiles or propane tanks, shall be kept screened by adequate planting or fencing so as to conceal them from view of neighboring parcels and streets.
8. All rubbish, trash or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon.

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EXM1172 REC 77

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Douglas County



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03/21/2008

9. No lot or parcel as shown on the map of Alpine View Estates may be further divided.
10. No goats, pigs or similar animals shall be raised, kept, bred or maintained on any parcel. Any animals or pets shall be so controlled and restrained as not to run at large or become a nuisance or annoyance to the neighborhood.
11. No signs or any other advertising media of any sort will be permitted on any parcel or right of way, except with written revokable permit from the committee.
12. No discharging of firearms will be permitted.
13. No walls, hedges, fences or other sight barriers shall be erected or allowed to grow higher than 6 feet. Exceptions may be permitted to this immediately adjoining buildings, as around patios or swimming pools. Nothing which constitutes a barrier to safe driving sight distances, particularly at street intersections may be erected or allowed to grow.
14. Before any construction activity begins, the following shall be submitted to the Committee: 2 complete construction plans, 2 sets of prints or drawings showing external color scheme, 2 copies of plot plans showing proposed building location with respect to the parcel boundaries. Preliminary plans may be submitted for preliminary approval of the Committee, prior to complete drawings. An approval of final plans, one set of these exhibits shall be certified as "approved" and returned to the owner or his agent, the second set shall be filed.
15. No building will be approved other than single story, except on hillside locations "split level" or two stories will be given special consideration by the Committee. Any subsequent alterations or additions affecting external appearance must also be subject to Committee approval.
16. Any swimming pool constructed shall have a minimum 2 1/2" pipe leading from the bottom of the pool to a place readily and easily accessible to fire equipment. Pipe will be terminated with a 2 1/2" National Standard male fitting and cap.

These covenants and restrictions shall run with, and be binding upon the land, and shall insure to the benefit of Declarant, their successors, assigns, or heirs, for a period of 25 years from date of recording. Thereafter the said covenants and restrictions shall be extended for ten year periods and may be altered or modified only by written approval of not less than 75% of the property owners. These covenants and restrictions shall be enforceable by Declarant, or any property owner of record in Alpine View Estates by proceedings at law or in equity. Any failure to enforce any covenant or restriction, shall in no event be deemed a waiver of the right to enforce the same thereafter. Invalidation of any one or more of these covenants or restrictions, by any means, shall in no way affect the force of any other.

Dated this 19th day of October 1972

Robert H. Norris
Robert H. Norris Declarant

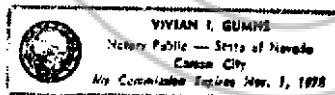
Francis D. Gurney
Francis D. Gurney Declarant

STATE OF NEVADA

88

Carson City

On this 19th day of October, 1972, personally appeared before me, a Notary Public, ROBERT H. NORRIS and FRANCIS D. GURNEY, who acknowledged to me that they executed the above instrument.



Vivian I. Gurney
Notary Public

Recorded at Request of Robert H. Norris
On 11/1/72 At 23 Min. Post 40 PM
Official Records of Douglas County, Nevada. Fee 4.00

Patricia J. Stanley, Recorder

Patricia J. Stanley

62568

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BOOK 1172 PAGE 78

Douglas County



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PG- 4967
03/21/2008

8. All rubbish, trash or garbage shall be regularly removed from the premises and shall not be allowed to accumulate thereon, including old unused automobiles and equipment.

9. No lot or parcel as shown on the map of Alpine View Estates may be further divided.

10. No goats, pigs or similar animals shall be raised, kept, bred or maintained on any parcel. Any animals or pets shall be so controlled and restrained as not to run at large or become a nuisance or annoyance to the neighborhood.

11. No signs or any other advertising media of any sort will be permitted on any parcel or right of way, except with written revokable permit from the committee.

12. No discharging of firearms will be permitted.

13. No walls, fences or other sight barriers shall be erected or allowed to grow higher than 6 feet. Exceptions may be permitted to this immediately adjoining buildings, as around patios or swimming pools. Nothing which constitutes a barrier to safe driving sight distances, particularly at street intersections may be erected or allowed to grow.

14. Before any construction activity begins, the following shall be submitted to the committee: 2 complete construction plans, 2 sets of prints or drawings showing external color scheme, 2 copies of plot plans showing proposed building location with respect to the parcel boundaries. Preliminary plans may be submitted for preliminary approval of the committee, prior to complete drawings. On approval of final plans, one set of these exhibits shall be certified as "approved" and returned to the owner or his agent, the second set shall be filed.

15. No building will be approved other than single story, except on hillside locations "split level" or two stories will be given special consideration by the committee. Any subsequent alterations or additions affecting external appearance must also be subject to committee approval.

16. Any swimming pool constructed shall have a minimum 2 1/2" pipe leading from the bottom of the pool to a place readily and easily accessible to fire equipment. Pipe will be terminated with a 2 1/2" National Standard male fitting and cap.

These covenants and restrictions shall run with, and be binding upon the land, and shall insure to the benefit of declarant, their successors, assigns, or heirs, for a period of 25 years from date of recording. Thereafter the said covenants and restrictions shall be extended for ten year periods and may be altered or modified only by written approval of not less than 75% of the property owners. These covenants and restrictions shall be enforceable by declarant, or any property owner of record in Alpine View Estates by proceedings at law or in equity. Any failure to enforce any covenant or restriction, shall in no event be deemed a waiver of the right to enforce the same thereafter. Invalidation of any one or more of these covenants or restrictions, in any means, shall in no way affect the force of any other. Dated this 16th day of April 1973

Robert H. Morris
Robert H. Morris Declarant

Francis D. Gunn
Francis D. Gunn, Declarant

STATE OF NEVADA, Carson City
On this 16th day of April 1973, personally appeared before me, a Notary Public, ROBERT H. MORRIS and FRANCIS D. GUNN, who acknowledged to me that they executed the above instrument.

Francis D. Gunn
Notary Public

Recorded at Request of
On APR 16 1973 At 10:35 Min Past 11 A.M.
Official Records of District County Nevada. Fee *1.00*

65320

BOOK 473 PAGE 468



BK- 0308
PG- 4968

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE

ALPINE VIEW ESTATES No. 3
located in Douglas County, Nevada

THE UNDERSIGNED, owners of that certain real property situated in the State of Nevada, County of Douglas, described as follows: Alpine View Estates No. 3, on the west side of Jacks Valley Road, commonly known as a portion of the Ted A. Wentworth ranch and known as Alpine View Estates No. 3, hereby covenants, agrees and declares that all said lots and property are and will be held, sold, and conveyed subject to the following covenants, conditions and restrictions, which are hereby declared to be for the benefit of the whole subdivision and all of the property described therein, and the owner thereof, their successors and assigns. Said restrictions establish and impose a general plan for the improvement and development of said subdivision and all the property described therein and the adoption and establishment of covenants and restrictions upon said land and each and every lot and portion thereof and upon the use, occupancy and enjoyment thereof. Every conveyance of any of said lot or lots or property or portion thereof in said subdivision of land shall be and is subject to the said covenants, conditions and restrictions as follows:

Declarant has appointed two persons to act and be known as the "Architectural Control Committee", hereinafter called the "Committee". These two shall appoint a third party as an alternate. The principal function of the Committee is to administer these restrictions. The first two Committee members shall be Robert D. Norris and Francis D. Gurney.

1. Parcels in the subdivision may be used for single family residence, with attached or detached garage. With exception lots 68 and 85 which may have two single family residences if approved by Douglas County Building Department. Animal shelters will be allowed upon approval of the committee. No commercial activity of any kind may be carried on, nor shall anything be done which can be or become an annoyance or a nuisance to the neighborhood. All buildings or structures erected upon said premises shall be of new construction and no buildings or structures shall be moved from other locations onto said premises.

2. No structures of temporary character, such as travel trailers, campers, tents, basements, shacks, garages, barns or other outbuildings shall be used on any lot at any time as residence, either temporarily or permanently.

3. The minimum floor space requirements shall be 1500 square feet of prime living area for any residential dwelling, exclusive of any space used for a garage, a basement, decks and patios.

4. Materials used as siding, window sash or roofing, must be of non-reflective materials so that no glare shall be reflected upon adjoining properties.

5. No building or structure shall be erected or permitted on any lots nearer than 40 feet from any street, or 40 feet from the rear property line, or 20 feet from the sidelines of any lot, provided, however, where two or more lots are declared and used as a single building site, these sidelines shall refer only to the lines bordering on the adjoining property owner. Access on County highway (Jacks Valley Road) will not be permitted for lot numbers 69, 80, 81, 80, and 81. Access on County highway (Jacks Valley Road) will be limited to 15 feet each for lot numbers 66 and 67 as shown on map.

6. Property abutting equestrian and deer easements shall not be fenced past easement lines.

7. No outside storage of any kind shall be permitted, except that all clotheslines, coats, trailers, campers, lawnmowers, woodpiles or propane tanks, shall be kept screened by adequate planting or be placed so as to conceal them from view of neighboring parcels and streets. 852220
extensive antennas or similar operations will be permitted.



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Amendment to Declaration of Covenants, Conditions and Restrictions for the

ALPINE VIEW ESTATES No. 3

DOUGLAS COUNTY, NEVADA

The undersigned, owners of that certain real property situated in the State of Nevada, County of Douglas, described as follows: ALPINE VIEW ESTATES No. 3, filed in the office of the County Recorder of Douglas County, Nevada, on the 16th day of April 1973, does hereby amend that certain Declaration of Covenants, Conditions and Restrictions in the following particulars:

Paragraph 9, is hereby amended to read as follows:

9. No lot or parcel as shown on map of ALPINE VIEW ESTATES may be further divided with the exception of lot No. 68, (6.07 acres) which may be divided once with approval of proper governmental authorities.

In all other respects said Declaration of Covenants, Conditions and Restrictions shall remain unchanged.

IN WITNESS WHEREOF, Declarants have caused this instrument to be executed this 8th day of May 1973.

Robert H. Morris
Robert H. Morris, Declarant

Francis D. Gurney
Francis D. Gurney, Declarant

STATE OF NEVADA
County of Douglas

On this 8th day of May 1973, personally appeared before me, a Notary Public, Robert H. Morris and Francis D. Gurney, who acknowledged to me that they executed the above instrument.

JUDITH A. GEMMADE
Notary Public — State of Nevada
Douglas County
My Commission Expires Dec. 21, 1973

Judith A. Gemmade
Notary Public

Recorded at Request of
On MAY 10 1973 At 55 Min. Past 2:00 PM
Official Records of Douglas County, Nevada. Per *SL*
Patricia J. Stanley, Recorder

66134

573 435



BK- 0308
PG- 4970

COPY

Certified Copy

The foregoing instrument is a full, true and correct copy of the original on file in the office of the County Recorder of Douglas County, State of Nevada. Per NRS 239b.030 Sec.5 the SSN may be redacted, but in no way affects the legality of the document.

Witnessed my hand this 21th
day of January
By: March 2008
Deputy Recorder