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OFFICIAL RECORD  
Requested By:  
JUDY L WINTER

Douglas County - NV  
Werner Christen - Recorder  
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STERLING RANCH ESTATES  
PROPERTY OWNERS ASSOCIATION  
P O BOX 120  
Gardnerville, Nevada 89410

July 21, 2008

LEGAL DESCRIPTION FOR STERLING RANCH ESTATES

All that certain real property situated in the southwest ¼ of Section 1, Township 12 North, Range 20 East, M.D.M. Douglas County, Nevada, as shown on that certain Final Map #PD-01-19 for Sterling Ranch Estates as Recorded in the Office of the Douglas County Recorder, Document #552347, Book 0902, Page 5372.

FILING FOR AN AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STERLING RANCH ESTATES.

The Sterling Ranch Property Owners Association voted and approved to remove the requirement in Article 4.2 that "the second story shall not be less than fifty (50%) percent of the square footage of the first floor, and, Article 4.11 A twenty-foot (20") setback will replace the former 35 foot (35') setback.

THIS AMENDMENT TO THE DECLARATION is made this 21st day of July, 2008 by STERLING RANCH ESTATES PROPERTY OWNERS ASSOCIATION, LLC, A Nevada limited liability company, (herein called "Declarant").

RECORDING REQUESTED BY

Judy Winter  
Secretary-Treasurer  
Sterling Ranch Property Owners Association  
✓ 1816 Sterling Ranch Drive  
Gardnerville, Nevada 89410  
775/783/4043

4.1 Lot Use: Each and every Lot within Sterling Ranch shall be exclusively for residential use, and the construction of one (1) single-family residence, and such other appurtenant or accessory improvements as may be approved by the Design Review Committee.

4.2 Size Requirement: There is hereby established a minimum square footage for the residential structures to be built on any Lot. The minimum square footage for any single-family residence structure shall be two thousand two hundred (2,200) square feet of living area on the ground floor, exclusive of the garage area.

4.3 Height Restrictions: No residence may exceed two (2) stories. Reasonable height restrictions may be imposed by the Design Review Committee.

4.4 Animals: The owner of each lot may keep and maintain normal household pets, and up to five (5) horses on each Lot. Except as stated, no other animals shall be kept on any Lot or in any structure on the Lot. The provisions of the Douglas County Code governing household pets shall be determinative if applicable and reasonable and not in conflict with this provision. There shall be no commercial rearing of animals of any type. All animals shall be restrained within the Lot. All horses shall be kept within a fenced enclosure, and shall have a permanent structure for shelter. Provision shall be made for fly control and manure removal.

4.5 Signs: Signs of any kind shall not be displayed to the public view on or from any Lot without the approval of the design Review Committee. The Committee may approve permanent identification signs and temporary realty signs.

4.6 Parking: Streets are for temporary parking only. Commercial vehicles up to one (1) ton designation are permitted.

4.7 Motorcycles and Off-Road Vehicles: Streets are limited to use by licensed vehicles, unless authorized by the Association. Motorized vehicles of any type shall not be driven on any common property except streets, unless authorized by the Association.

4.8 Utility Service: All lines, wires or devices for transmission of receipt of electric current or telephone, television and radio signals shall be contained in conduits or cables placed and maintained underground or concealed in or under buildings or approved structures. Temporary power or telephone services incidental to the construction of Improvements and buildings are permitted. Satellite receiver dishes up to twenty-four inches (24") in diameter are permitted.

4.9 Maintenance of Lawns, Plantings and Landscape: Each Owner shall keep the roadway easement or right of way, and all shrubs, trees, grass and plantings on his Lot neatly trimmed, properly cultivated and free from refuse, weeds and other unsightly material.

4.10 Machinery and Equipment: Machinery or equipment placed on any Lot shall be limited to that which is usual and customary in connection with the use, maintenance or construction of any Improvement approved to be constructed on such Lot. Owners shall permit any such machinery and equipment, or any vehicle exceeding twenty-two feet (22') in length to access Sterling Ranch Estates only from the southern



