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Douglas County - NV
Karen Ellison - Recorder
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ORDER NO.:DO-1091284-WD



FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT:

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

WHEN RECORDED MAIL TO:

Vincent and Joan Sheehan
P.O. Box 47
Novato, CA 94948



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION of Covenants, Conditions and Restrictions is made this 20th of August, 2009, for property known as 1278 Jodi Court and 1280 Jodi Court, Gardnerville, Nevada, by VINCENT AND JOAN SHEEHAN, hereinafter called the Declarant.

RECITALS

The Declarant is the owner of all that certain property located in Douglas County, State of Nevada, and more particularly described as 1278 Jodi Court and 1280 Jodi Court, for which these Covenants, Conditions and Restrictions are made.

DECLARATION

The Declarant intends by this Declaration to impose mutually beneficial conditions and restrictions for the benefit of all property owners of these lots. Furthermore, Declarant declares that all of these lots, and such other real property that may become annexed or added to these lots is and henceforth shall be owned, held, conveyed, hypothecated or encumbered, leased, rented, improved, used, occupied and enjoyed subject to this Declaration, all of which are declared and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness thereof.

This Declaration shall run with the real property and all parts thereof shall be binding on all parties having any right, title, or interest in the property, and their heirs, successors, successors-in-title, and assigns and its successors in interest shall inure to the benefit of each owner thereof. Each, all and every one of the limitations, easements, uses, rights, obligations, Covenants, Conditions and Restrictions herein imposed shall be deemed to be and construed as equitable servitudes enforceable by any of the owners of any portion of the real property subject to this Declaration against any other owner, tenant, or occupant, of the real property or portion thereof similarly restricted by this Declaration.



THE FOLLOWING RESTRICTIONS ARE IMPOSED ON PROPERTY LOCATED IN DOUGLAS COUNTY, STATE OF NEVADA, IDENTIFIED AS 1278 JODI COURT AND 1280 JODI COURT, GARDNERVILLE, NEVADA.

01. NO RESIDENCE SHALL BE USED FOR ANY PURPOSE OTHER THAN FOR A SINGLE FAMILY RESIDENCE.

02. HOME STRUCTURES SHALL NOT HAVE A LIVING SPACE AREA LESS THAN 1600 SQUARE FEET ON MAIN FLOOR OF A SINGLE STORY HOUSE. IF 2 STORY HOME STRUCTURE IS DESIRED, THEN NO LESS THAN 1400 SQUARE FEET SHALL BE DESIGNED FOR LOWER FLOOR LIVING SPACE AREA (exclusive of porches, patios, terraces and garages). THE HEIGHT OF ANY STRUCTURE (HOUSE, STORAGE BUILDING OR GARAGE) BUILT ON SAID PROPERTIES IS NOT TO EXCEED 25 FEET.

03. NO REFLECTIVE OR METAL ROOF OF ANY KIND IS PERMITTED ON ANY STRUCTURES BUILT ON PROPERTY.

04. NO MOBILE, MODULAR, FACTORY BUILT HOUSING OR MANUFACTURED HOUSING TYPES ARE PERMITTED ON ANY PROPERTY.

05. NO TEMPORARY STRUCTURE OF ANY KIND SHALL BE CREATED, CONSTRUCTED, OR MAINTAINED ON ANY PROPERTY.

06. NO RESIDENCE, GARAGE OR STORAGE STRUCTURE SHALL BE LOCATED WITHIN A 40 FOOT REAR SETBACK AREA ALONG NORTHERN LOT BOUNDARY OF EITHER LOT.

07. EACH LOT OWNER SHALL SUBMIT A SITE PLAN TO DECLARANTS FOR THEIR REVIEW AND APPROVAL PRIOR TO ANY CONSTRUCTION COMMENCING ON EACH LOT. DECLARANTS SHALL HAVE 5 WORKING DAYS FROM RECEIPT OF SITE PLAN DOCUMENTS TO APPROVE/DISAPPROVE OF LOCATIONS OF STRUCTURE (S) IN WRITING.

08. ALL SEWAGE DISPOSAL, AND WATER SYSTEMS ON ANY LOT SHALL BE INSTALLED, CONNECTED AND MAINTAINED IN STRICT CONFORMITY WITH APPLICABLE LAWS AND ORDINANCES OF NEVADA BOARD OF HEALTH.

09. PERIMETER FENCING SHALL BE MADE OF WOOD POSTS AND BOARDS OR VINYL POSTS AND 3 RAIL BOARDS, AND NOT BE CONSTRUCTED TO EXCEED 6 FEET IN HEIGHT AND SHALL CONFORM TO AND MEET DOUGLAS COUNTY SETBACK REQUIREMENTS.



10. NO GARBAGE, RUBBISH, TRASH, OLD VEHICLES, OR ANY OTHER OFFENSIVE MATERIALS WILL BE ALLOWED TO ACCUMULATE ON ANY AREA WITHIN EACH BUILDING LOT.

11. NO TRUCKS, TRAILERS, BOATS, RECREATIONAL VEHICLES, UNLICENSED OR UNREGISTERED, OF ANY KIND SHALL BE KEPT, STORED, OR PARKED IN OR UPON ANY PORTION OF ANY LOT. GUEST RECREATIONAL VEHICLES MAY BE OPENLY PARKED ON THE STREET IN FRONT OF ANY LOT FOR A PERIOD NOT TO EXCEED DOUGLAS COUNTY CODES.

12. NO EXTERIOR RADIO AND TELEVISION ANTENNAE ARE ALLOWED WITH THE EXCEPTION OF SATELLITE TELEVISION DISHES NOT GREATER THAN 24" IN DIAMETER ON ANY LOT. NO HAM RADIO ANTENNAE ALLOWED ON ANY LOT.

13. ANIMALS MAY BE KEPT INCLUDING DOGS, CATS AND OTHER HOUSEHOLD PETS. ALL PETS ARE TO BE CONTROLLED AND RESTRAINED SO AS NOT TO RUN AT LARGE OR BECOME A NUISANCE TO THE OWNERS OF ANY NEIGHBORHOOD RESIDENCE. NO HORSES, LLAMAS, SHEEP, BOVINE, GOATS, RABBITS, POULTRY OR SWINE ALLOWED ON ANY LOT.

14. ALL UTILITIES AND SERVICE LINES SHALL BE INSTALLED UNDERGROUND INCLUDING ELECTRICAL, POWER, TELEPHONE, CABLE TV AND GAS LINES IN ACCORDANCE WITH DOUGLAS COUNTY STANDARDS.

15. NO STRUCTURE OR OTHER IMPROVEMENTS SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN ANY EASEMENT ON ANY LOT WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS ON IT SHALL BE CONTINUALLY MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THE IMPROVEMENTS WHICH ANY PUBLIC AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE.

16. MAINTENANCE OF ALL DRAINAGE FACILITIES AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

17. LANDSCAPING TO THE FRONT YARD AREA IS TO BE COMPLETED WITHIN ONE YEAR FROM THE DATE OF COMPLETION OF THE RESIDENCE. COMPLETION IS DEFINED AS THE CERTIFICATE OF OCCUPANCY ISSUED BY DOUGLAS COUNTY BUILDING DEPARTMENT. WEEDS SHALL BE CONTROLLED IN ALL AREAS THROUGHOUT THE YEAR. XEROSCAPE AND OTHER FORMS OF LANDSCAPING THAT MINIMIZE WATER USAGE IS ENCOURAGED.



18. THESE COVENANTS, CONDITIONS AND RESTRICTIONS HEREIN CONTAINED SHALL BE ENFORCEABLE BY THE DECLARANT, THEIR HEIRS, EXECUTORS, ADMINISTRATORS, ASSIGNS AND BE THE FUTURE OWNER OR OWNERS OF ANY LOT OR LOTS.

19. IN THE EVENT ANY LOT OWNER SHALL EMPLOY AN ATTORNEY TO ENFORCE ANY PROVISION (S) OF THIS DECLARATION, THE PREVAILING PARTY SHALL BE ENTITLED TO RECOVER REASONABLE FEES AND COSTS.

PRIOR TO INITIATING LEGAL ACTION, THE INITIATING PARTY MUST GIVE NOT LESS THAN THIRTY DAYS WRITTEN NOTICE BY REGISTERED MAIL TO THE VIOLATING PARTY AND SAID NOTICE SPECIFY IN WHAT RESPECT THESE COVENANTS, CONDITIONS AND RESTRICTIONS HAVE BEEN VIOLATED. IN THE EVENT THE VIOLATING PARTY CORRECTS AND CURES ANY SUCH VIOLATION WITHIN 60 DAYS FROM THE MAILING OF SUCH NOTICE, THEN SUCH VIOLATION WILL BE TREATED AS THOUGH IT DID NOT HAPPEN.

20. THESE PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS SHALL RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ALL PERSONS CLAIMING UNDER ANY DEED OR CONTRACT TO THE PREMISES OF ANY PART THEREOF, FOR A PERIOD OF 25 YEARS FROM THE DATE OF THIS INSTRUMENT BEING FILED, AFTER WHICH TIME SAID COVENANTS, CONDITIONS AND RESTRICTIONS SHALL AUTOMATICALLY BE COMPLIED WITH.

21. THESE RESTRICTIONS FURTHER PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE ON SAID PROPERTY.

22. THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, OR ANY PART OF THEM, MAY BE CHANGED, SUPPLEMENTED, OR ABOLISHED IN ANY OR ALL PARTICULARS BY RECORDATION IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, OF A REVOCATION, OR AN AMENDMENT TO, THESE COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH SHALL BE DULY EXECUTED BY DECLARANT.



IN WITNESS WHEREOF, THE UNDERIGNED HAS EXECUTED THIS
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS THE DAY
AND YEAR FIRST ABOVE WRITTEN.

Vincent Sheehan

VINCENT SHEEHAN

Joan Sheehan

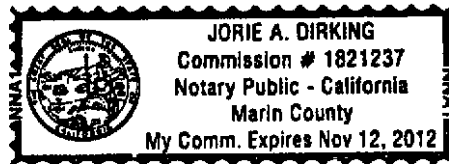
JOAN SHEEHAN

Date: 8/26/09

California
State of ~~Nevada~~
County of marin
~~Douglas County~~

This Instrument was acknowledged before me on this 26 day of
August 2009 by Vince Sheehan. & Joan sheehan.

Jorie A. Dirking
Notary Public

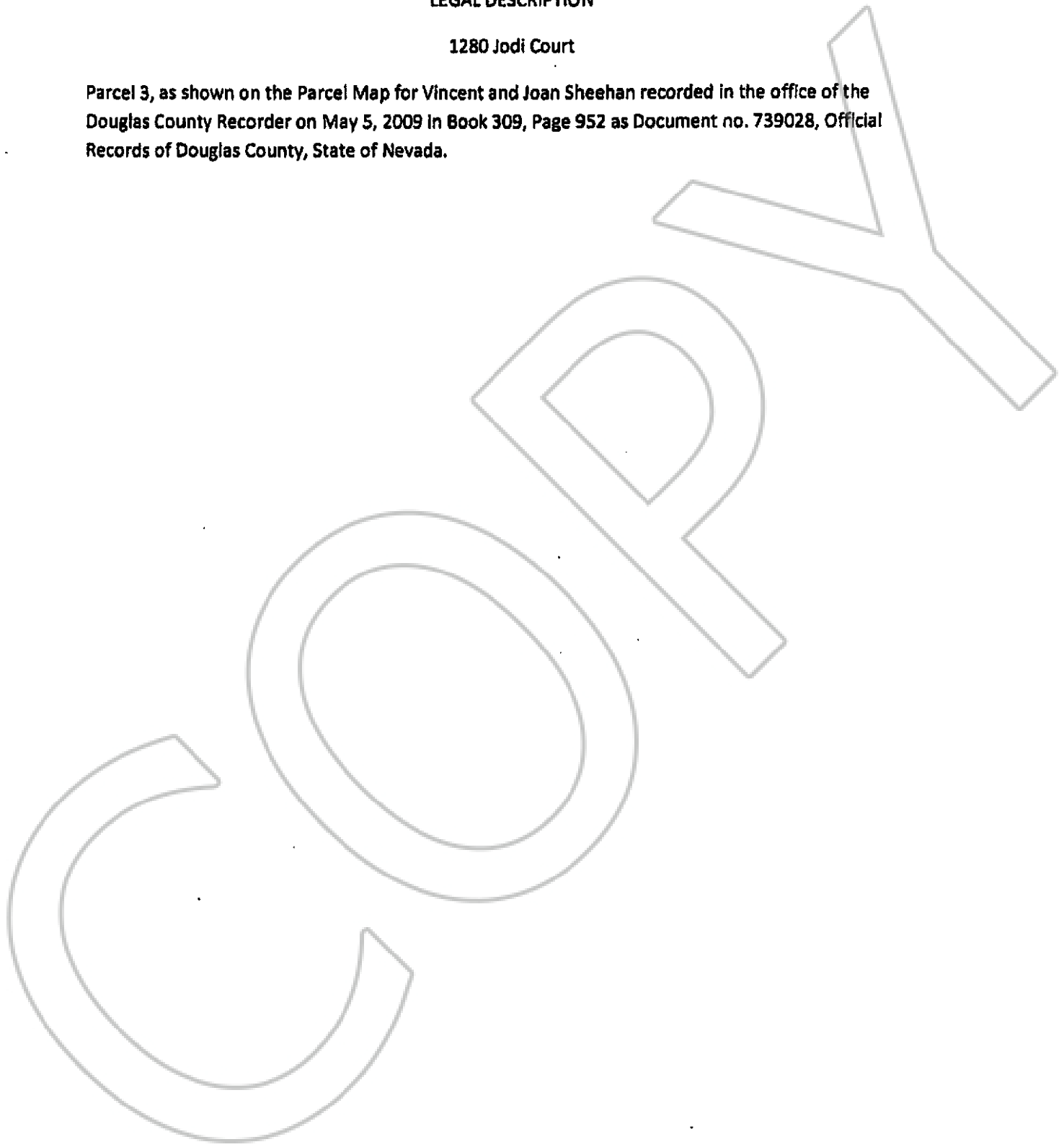




LEGAL DESCRIPTION

1280 Jodi Court

Parcel 3, as shown on the Parcel Map for Vincent and Joan Sheehan recorded in the office of the Douglas County Recorder on May 5, 2009 in Book 309, Page 952 as Document no. 739028, Official Records of Douglas County, State of Nevada.





LEGAL DESCRIPTION

1278 Jodi Court

Parcel 4, as shown on the Parcel Map for Vincent and Joan Sheehan recorded in the office of the Douglas County Recorder on May 5, 2009 in Book 309, Page 952 as Document no. 739028, Official Records of Douglas County, State of Nevada.

