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Assessor's Parcel Number: See Document

Recording Requested By:

Name: Little Mondeaux Meadows Association

✓ Address: P.O. Box 454

City/State/Zip Genoa, NV 89411

R.P.T.T.: N/A

DOC # **0752403**
10/19/2009 02:10 PM Deputy: DW
OFFICIAL RECORD
Requested By:
R O ANDERSON

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 8 Fee: 21.00
BK-1009 PG- 3607 RPTT: 0.00



Declaration of Amendment to the Amended and
(Title of Document)
Restated Declaration of Covenants, Conditions
and Restrictions for Little Mondeaux Meadows

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

When recorded return to:
LITTLE MONDEAUX MEADOWS ASSOCIATION
c/o P.O. Box 454
Genoa, NV 89411

APNs: 1319-02-000-002; 1319-02-000-003; 1319-02-000-004; 1319-02-000-007; 1319-02-000-009;
1319-11-001-013; 1319-01-000-001; 1419-00-002-036; 1419-26-801-003; 1419-27-002-002; 1419-35-
001-002; 1419-35-001-003; 1419-35-001-005; 1419-35-002-001; 1419-35-002-002 and 1419-35-101-001

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

DECLARATION OF AMENDMENT TO THE AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
LITTLE MONDEAUX MEADOWS

Little Mondeaux Meadows Association, a Nevada non-profit common interest community (AAssociation@), hereby declares and certifies that, at a duly noticed meeting of the Owners/Members, the following amendment to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Little Mondeaux Meadows (“Declaration”) was adopted by Owners/Members representing all of the Parcels within the Project as defined in the Declaration and certifies that said adoption and approval was obtained in accordance with applicable bylaws of the Association as set forth herein.

THIS AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LITTLE MONDEAUX MEADOWS is made this 15th day of October 2009, by the members of the Little Mondeaux Meadows Association, hereinafter referred to as “Members”, and was made with reference to the

following facts:

A. The Amended and Restated Declaration of Covenants, Conditions and Restrictions for Little Mondeaux Meadows, hereinafter referred to as "Declaration", was recorded as Document No. 0615451 of the Official Records of Douglas County, Nevada, on June 7, 2004.

B. The real property subject to the Declaration and this Amendment consists of parcels of land described in Exhibit "A" attached hereto and incorporated by this reference as if fully set forth herein.

C. The Members desire to amend the Declaration in order to provide for the removal of a portion of the irrigation system described as "System C" in the Declaration.

D. As the Members of the Association pursuant to the Declaration, the Association Members may amend the Declaration, which amendment shall be effective upon recordation in the Office of the Recorder of Douglas County, Nevada.

NOW, THEREFORE, the Members hereby declare and certify that this Amendment to the Declaration shall become a part of said Declaration and shall run with the real property subject to and encumbered by the Declaration and shall be binding on all parties having or acquiring any right, title or interest in said property or any part thereof, and shall inure to the benefit of each Owner thereof and to the benefit of the Association provided for in the Declaration. Specifically, the Members amend Section 4.3 of the Declaration to read as follows:

4.3 Irrigation Systems. The existing irrigation systems ("Irrigation Systems") which serve the Parcels consist of three (3) separate systems and its components are set forth in a map recorded as **Exhibit "G"** to the First Amendment, which is by this references incorporated herein and referred to herein as **Exhibit "G"**. Irrigation System A, which is the irrigation system for the most westerly parcels, shall be for the benefit of, and the covenants set forth herein which pertain to Irrigation System A shall burden, Parcels 7, 8 and 12. Irrigation System B, which is the irrigation system for Parcels generally situated adjacent to the Carson River, shall be for the benefit of, and the

covenants set forth herein which pertain to Irrigation System B shall, burden, Parcels 5, 6, 7, 8, 9, 10 and 11. The costs and expenses of maintenance, repair and replacement of each separate Irrigation System and maintenance and good standing of the water rights used by the Parcels in each Irrigation System, shall be borne by the Parcels within each separate Irrigation System as set forth below. The Irrigation Systems are intended to deliver water only to the boundary line of each Parcel. Each Owner shall be separately responsible for the irrigation and costs thereof on such Owner's Parcel. Each Owner acknowledges that the water rights and Irrigation System serving each Parcel are dependent on the other Parcels in the Irrigation System, that each Irrigation System is dependent upon the other Irrigation System and that no individual Parcel may be segregated from the other Parcels without adequate provision for water delivery to the other Parcels. No Owner shall have the right to in any way modify, alter, remove or discontinue use of any portion of the Irrigation Systems (collectively, "Modification") unless such Owner installs, at such Owner's sole cost and expense, alternate irrigation lines which will allow water delivery to the affected parcels consistent with the water delivery prior to such Modification. The Irrigation Systems shall be managed and operated in accordance with the irrigation cycles for each of the Irrigation Systems, which are attached hereto as **Exhibit "H"** and by this reference made a part hereof.

In addition to the modification of Section 4.3 of the Declaration, the Members amend and restate Exhibits F and H of the Declaration to read as attached hereto and incorporated by this reference as if fully set forth herein. The revised Exhibits F and H, attached hereto, fully and completely replace the earlier Exhibits F and H to the Declaration.

The rest and remainder of the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Little Mondeaux Meadows shall remain unchanged, except as specifically amended herein.

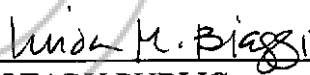
Dated this 15th day of October, 2009.

Little Mondeaux Meadows Association,
a Nevada non-profit corporation


Howard Charney, President

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On October 15th, 2009, personally appeared before me, a notary public, Howard Charney, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the President of Little Mondeaux Meadows Association, a Nevada non-profit corporation, and who further acknowledged to me that he executed the foregoing Declaration on behalf of said corporation.


NOTARY PUBLIC

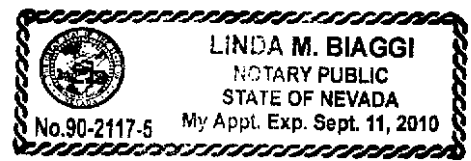


EXHIBIT 'A'
Summary of Current Owners

Assessor's Number	Owner(s)
1319-02-000-002	David Y. & Teya M. Cantwell
1319-02-000-003	Lawrence L. Reece
1319-00-000-004	Raymond E. McLaughlin, Jr. et al
1319-02-000-007	Pleasant Valley Ranch, Inc.
1319-02-000-009	Robert D. & Adrian L. Lyells
1319-11-001-013	Lonnie L. & Renae S. Perkins
1319-01-000-001	Howard S. & Alida C. S. Charney
1419-00-002-036	Little Mondeaux Limousin Corp.
1419-26-801-003	Genoa Land Investors, LLC.
1419-27-002-002	Vincent P. D'Ascoli
1419-35-001-002	Little Mondeaux Limousin Corp.
1419-35-001-003	Holbrook Beef & Cattle Co., LLC
1419-35-001-005	Jay D. Marriage, DDS
1419-35-002-001	Howard S. & Alida C. S. Charney
1419-35-002-002	Howard S. & Alida C. S. Charney
1419-35-101-001	Jay D. Marriage. DDS

EXHIBIT 'F'
Summary of Irrigation Practices
(Updated June 4, 2003)

The following paragraphs briefly describe the existing irrigation system and the historical methods of its operation.

Since acquiring the subject property in 1986, Little Mondeaux Limousin Corporation has made extensive improvements to the former irrigation system. Specifically, they have constructed thousands of feet of pipelines, installed sprinkler irrigation improvements in areas and flood irrigation improvements where applicable. The extent of these improvements and the areas which said improvements serve is graphically depicted on Exhibit 'G' of these CC&R's.

The existing irrigation system is readily isolated into four separate systems, three of which are the subject of this Water Right and Irrigation System Covenants, Conditions and Restrictions. A general description of these three systems follows:

- System 'A' is the westerly most portion of the irrigation system and serves a portion of parcels 7, 8 and 12. This system formerly served portions of Parcels 15 and 18 however; those areas were severed from irrigation when the Sierra Nevada Golf Course was completed. The source of irrigation waters for lands within System "A" is achieved solely from the existing well under Permit Nos. 53451 and 53452. This well is located on parcel 12, west of what is commonly referred to as Old Foothill Road. For that area westerly of this old roadway, fixed sprinklers accomplish irrigation. For those areas lying easterly of the old roadway, irrigation is accomplished by flood irrigation using the existing pipelines and alfalfa caps. There are a total of 164.08 irrigable acres within this system.
- System 'B' generally serves those areas of the Ranch that are immediately adjacent to the Carson River and the slough that lies immediately west of the River. Specifically, this system serves portions of parcels 6, 7, 8, 9, 10 and 11. Two river pumps and a slough pump, all as shown on Exhibit 'G', withdraw surface water from the Carson River for irrigation of these areas. From these pumps the irrigation water is distributed through existing pipelines to the various irrigated areas and applied by flood irrigation techniques. There are a total of 374.47 irrigable acres within this system.

EXHIBIT 'H'
Systems A & B Combined

<u>Parcel No.</u>	<u>Land Owner</u>	<u>A.P.N.</u>	<u>Irrigable Acres</u>	<u>% of Irrigable Acres</u>
5	Holbrook Beef & Cattle Co.	1419-35-001-003	47.68	9.52%
6	Charney 1996 Trust	1419-35-002-002	78.74	15.72%
7	Charney 1996 Trust	1419-35-002-001	115	22.96%
8 (adj.)	Jay Marriage	1419-35-001-005	75.6	15.09%
15 (adj.)	Jay Marriage	1419-35-101-001	18.99	3.79%
9	Little Mondeaux Limousin	1419-35-001-002	90.39	18.05%
10 (adj.)	Genoa Land Investors	1419-26-801-003	3.24	0.65%
11	Little Mondeaux Limousin	1419-00-002-036	60.58	12.10%
12	Vincent D'Ascoli	1419-27-002-002	<u>10.61</u>	2.12%
		Total	500.83	