

1319-19-411-021
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: Kimberly Ellis, Assistant Planner
TRPA File # ERSP2008-1149

DOC # 0765588
06/21/2010 02:39 PM Deputy: PK
OFFICIAL RECORD
Requested By:
SMITH DESIGN GROUP

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0610 PG-3880 RPTT: 0.00



**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
RESTRICTING ADDITIONAL DRIVEWAY LAND COVERAGE TO HEALTH AND SAFETY
PURPOSES**

("DEED RESTRICTION")

TO BE RECORDED AGAINST APN 1319-19-411-021 *ME*

This Deed Restriction is made this 8th day of JAN, 2010 by Mark G. Trudell trustee of the Mark G. Trudell Revocable Living Trust dated 1-19-1996 (hereinafter "Declarant").

RECITALS

1. Declarant is the owner of certain real property described as follows:

See Exhibit A

Said parcel was recorded as document number 0690458 on December 12, 2006, in the Office of the Douglas County Recorder and having Assessor's Parcel Number 1319-19-411-021.

2. Declarant received approval from the Tahoe Regional Planning Agency (TRPA) on November 20, 2009 to allow 506 square feet of previously unauthorized additional driveway land coverage to the Property for public health and safety purposes to meet fire protection agency requirements for minimum driveway widths.

3. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233, 1980), which region is subject to the regional plan and ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.

4. As a condition of the above approval, the Declarant is required to record an appropriate deed restriction documenting that the 506 square feet of additional driveway land coverage for the Property may not be used for any purpose other than public health and safety. Additionally, this land coverage is non-transferable, non-bankable, and may not be altered in any way without previous TRPA approval.



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DECLARATIONS

1. Declarant hereby declares that the additional driveway land coverage for the Property for the purpose of public health and safety may not be relocated or reused onsite without TRPA's prior approval.
2. This Deed Restriction shall be deemed a covenant running with the land or an equitable servitude, as the case may be, and shall constitute benefits and burdens to the Property described above and shall be binding on the Declarant and Declarant's assigns any and all persons hereafter acquiring or owning any interest in the Property.
3. This Deed Restriction may not be revoked or modified without the prior express written and recorded consent of the Tahoe Regional Planning Agency or its successor agency, if any. TRPA is deemed and agreed to be a third party beneficiary of this Deed Restriction and as such, can enforce the provisions of this Deed Restriction.

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