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09/13/2010 01:53 PM Deputy: DW
OFFICIAL RECORD
Requested By:
TRPA

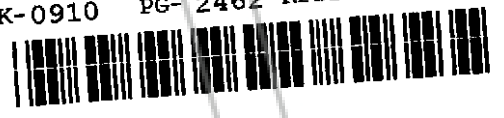
RECORDING REQUESTED BY:

Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 5 Fee: 18.00
BK-0910 PG- 2462 RPTT: 0.00

WHEN RECORDED MAIL TO:

Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449
Attn: Theresa Avance, Principal Planner
TRPA File # QEXE2010-0567



**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR COVERAGE CALCULATION ("DEED RESTRICTION")
TO BE RECORDED AGAINST APN 1318-15-311-011**

This Deed Restriction is made this 10 day of September, 2010 by Thomas Lee Gallatin and Sherry Lee Gallatin, Co-Trustees of the Gallatin Family Trust U/D/T 02/19/2010 (hereinafter "Declarants").

RECITALS

1. Declarants are the owners of certain real property located in Douglas County, State of Nevada, described as follows:

Lot 7, Block A, as shown on the map of Round Hill Village Unit No. 3 filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 24, 1965 in Book 35 at Page 131 as Document No. 30185, Official Records.

Said parcel was recorded under document number 0759295 on February 26, 2010 in the Office of the Douglas County Recorder, and having Assessor's Parcel Number 1318-15-311-011 (hereinafter "the Property").
2. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the Tahoe Regional Planning Agency (hereafter "TRPA") pursuant to the Tahoe Regional Planning Compact.
3. Declarant received Qualified Exempt approval from the TRPA on September 7, 2010 to construct an emergency egress spiral staircase to be constructed with metal grate material and a gravel stoop so as not to create additional land coverage.



4. As a condition of the above approval, TRPA requires that the metal grate material and gravel stoop not be modified in any way that could be considered to be land coverage without prior written approval from TRPA.

DECLARATIONS

1. Declarant hereby declares that, for the purpose of satisfying TRPA's September 7, 2010 condition of approval, the metal grate material and gravel stoop of the emergency egress spiral staircase shall not be considered in the calculation of land coverage on the Property, and that any modification of said material requires the prior written approval of TRPA.
2. This Deed Restriction shall be deemed a covenant running with the land, or an equitable servitude, as the case may be, and shall be binding on the Declarants and Declarants' assigns, and all persons acquiring or owning any interest in the property.
3. This Deed Restriction may not be modified or revoked without the prior express written and recorded consent of the TRPA or its successor agency, if any. TRPA shall be 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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IN WITNESS WHEREOF, Declarant has executed this Deed Restriction this the day and year written above.

Declarant's Signature:

Thomas Lee Gallatin
Thomas Lee Gallatin

Dated: Sept 11 2010

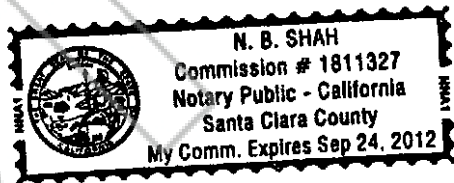
STATE OF CALIFORNIA,
COUNTY OF SANTA CLARA) SS.

On SEPT 11th, 2010, before me, N. B. SHAH, Notary Public, personally appeared THOMAS L. GALLATIN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: N. B. Shah



Declarant's Signature:

Sherry Lee Gallatin
Sherry Lee Gallatin

Dated: 9/11/10

STATE OF CALIFORNIA)
) SS.
COUNTY OF SANTA CLARA

On SEPT 11TH, 2010, before me, N. B. SHAH, Notary Public, personally appeared SHERRY LEE GALLATIN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: N. B. Shah

