

16-
APNs: 1318-15-101-009, 1318-15-201-002
and 1318-15-201-003

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03/23/2012 04:26 PM Deputy: KE
OFFICIAL RECORD
Requested By:
ALLING & JILLSON

RECORDING REQUESTED BY:

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

Douglas County - NV
Karen Ellison - Recorder

Page: 1 of 3 Fee: 16.00
BK-0312 PG-5879 RPTT: 0.00

WHEN RECORDED MAIL TO:

✓ Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449
Attention: Wendy Jepson, Senior Planner
TRPA File No. 20061847



**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PROJECT AREA AND COVERAGE CALCULATION
("DEED RESTRICTION")**

This Deed Restriction is made by Sierra Sunset, LLC, a Nevada limited liability company (hereinafter "Declarant").

RECITALS

1. Declarant is the owner of certain real property located in Douglas County, Nevada, described as follows:

Adjusted Parcel A as shown on the map entitled "Record of Survey Supporting a Reversion to Acreage and a Boundary Line Adjustment" recorded in the office of the Recorder for the County of Douglas, State of Nevada on September 17, 2010 in Book 0910, Page 3895 as Document No. 770714 (hereinafter "Adjusted Parcel A").
APN: 1318-15-101-009

Parcel B as shown on the map entitled "Record of Survey Supporting a Reversion to Acreage and a Boundary Line Adjustment" recorded in the office of the Recorder for the County of Douglas, State of Nevada on September 17, 2010 in Book 0910, Page 3895 as Document No. 770714 (hereinafter "Parcel B").
APN: 1318-15-201-002

Parcel C as shown on the map entitled "Record of Survey Supporting a Reversion to Acreage and a Boundary Line Adjustment" recorded in the office of the Recorder for the County of Douglas, State of Nevada on September 17, 2010 in Book 0910, Page 3895 as Document No. 770714 (hereinafter "Parcel C").
APN: 1318-15-201-003

Parcel A, Parcel B and Parcel C collectively be referred to hereinafter as the "Property" (formerly APNs: 1318-15-101-005, -001, -004, -007 and -008).

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 ordinances adopted by the TPRPA pursuant to the Tahoe Regional Planning Agency.

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- 3. The Declarant wishes to allocate the existing and available land coverage for the Property as a whole among the individual parcels within the Property, specifically Parcel A, Parcel B and Parcel C.
- 4. In order to make the requested land coverage allocation, Chapter 20, Land Coverage, Section 30.4.1C(2)(a) of the TRPA Code of Ordinances, requires that the Property, consisting of Parcel A, Parcel B and Parcel C, be treated as if legally consolidated for the purpose of future land coverage calculations.

DECLARATION

- 1. Declarant hereby declares that the Property consist sting of Parcel A, Parcel B and Parcel C identified herein shall always be treated as if the parcels had been legally consolidated for the purposes of land coverage calculations within the project area, and the applying TRPA ordinances pertaining to land coverage.
- 2. The 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 Declarant and the Declarant's assigns, and all persons acquiring or owning any interests in the property.
- 3. The 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. TPRA 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.

IN WITNESS WHEREOF, Declarant has executed this Deed Restriction this the day and year written above.

Declarant's Signature:




 SIERRA SUNSET, LLC
 By: Ronald D. Alling, its Manager

Dated: March 14, 2012

STATE OF NEVADA)
 : ss.
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on March 14, 2012 by Ronald D. Alling, as Manager of Sierra Sunset, LLC.




 (Signature of Notarial Officer)

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APPROVED AS TO FORM:

Wendy Jepson

Tahoe Regional Planning Agency

STATE OF NEVADA)
:ss.
COUNTY OF DOUGLAS)

On this 12th day of March, 2012, before me, Linda Allen, personally appeared Wendy Jepson, personally known to me, or proved to me to be on the basis of satisfactory evidence to be the person whose name(s) is subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in her authorized capacity(ies), and that by her signature(s) on the instrument the person(s) or the entity upon their behalf of which the person(s) acted) executed the instrument.

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

WITNESS my hand and official seal.

Linda Allen
NOTARY PUBLIC



(Signature of Notarial Officer)