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03/28/2012 03:39 PM Deputy: PK

OFFICIAL RECORD
Requested By:
ALLING & JILLSON

APN: 1318-15-201-002

RECORDED 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- 7094 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. LLAD2009-0190



**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR SHOREZONE DEVELOPMENT - APN 1318-15-201-002**

This Declaration of Covenants, Conditions and Restrictions for Shorezone Development ("Deed Restriction"), is made as of this 23rd day of March 2012, by Ronald D. Alling as Manager of SIERRA SUNSET, LLC, hereinafter, the Declarant.

RECITALS

A. Declarant is the owner of certain real property located in Douglas County, State of Nevada, commonly known as APN 1318-15-201-002, and more particularly described as follows:

Parcel B as shown on that Record of Survey Supporting a Reversion to Acreage and a Boundary Line Adjustment, filed in the Office of the County Recorder of Douglas County, Nevada on September 17, 2010 in Book 0910, Page 3895 as Document No. 0770714

(hereinafter "the Property").

B. 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.

C. The Declarant received approval from the TRPA on September 3, 2009, under TRPA File Number LLAD2009-0190, for the above referenced Boundary Line Adjustment, subject to certain conditions contained on said approval, including the condition that a deed restriction be recorded which declares that the Property "holds no littoral rights to shorezone development."

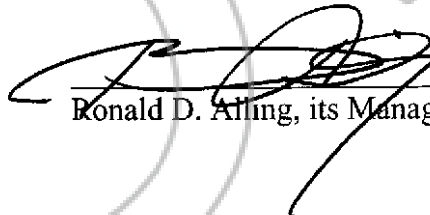


DECLARATIONS

1. Declarant hereby declares, for the purpose of satisfying TRPA's September 3, 2009 Permit, as modified by the March 26, 2012 Permit, (Special Conditions 2.C & 2.D), that, as of the date hereof, the Property holds no new shorezone development rights as a subsequently created littoral parcel littoral.
2. Section 1 of this Deed Restriction shall not preclude the Property from acquiring littoral rights to shorezone development (i) through any method of acquiring such development rights under the TRPA Code of Ordinances, including but not limited to the transfer of development rights, or (ii) pursuant to any future modification of the TRPA Code of Ordinances which may create additional shorezone development rights for littoral parcels.
3. This instrument 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 Declarant's assigns, and all persons acquiring or owning any interest in the Property described herein.
4. This Indemnification 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 beneficiary hereof, and as such, can enforce the provisions of this instrument.

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

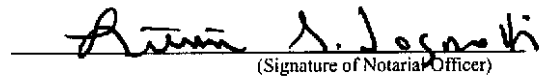
SIERRA SUNSET, LLC



Ronald D. Alling, its Manager

State of NEVADA)
 : ss.
County of DOUGLAS)

This instrument was acknowledged before me on March 23, 2012, by Ronald D. Alling, Manager of Sierra Sunset, LLC, a Nevada limited liability company.

(Signature of Notarial Officer)

APPROVED AS TO FORM:

Wendy Jepson
Tahoe Regional Planning Agency

State of NEVADA)
 : SS.
County of DOUGLAS)

On this 26th day of March, 2012, before me, Linda Allen, a Notary Public, personally appeared Wendy Jepson, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person 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

