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Assessor's Parcel Number: 1420-33-410-031

Recording Requested By:

Name: MEADOWGRASS HOME OWNERS ASSOC.

✓ Address: P.O. Box 2760

City/State/Zip MINDEN, NV. 89423

Real Property Transfer Tax:

DOC # **0801914**
05/04/2012 11:23 AM Deputy: SD
OFFICIAL RECORD
Requested By:
MEADOWGRASS HOA

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 3 Fee: 16.00
BK-0512 PG- 1186 RPTT: 0.00



\$ _____

DEED RESTRICTION

(Title of Document)

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.



MeadowGrass HOME OWNERS ASSOCIATION

May 1st, 2012

RECORDED RESTRICTING DOCUMENT for 2613 SWEET CLOVER COURT, MINDEN, NV

To whom it may concern:

Re: **2613 Sweet Clover Court, Minden, NV 89423**

Parcel # 1420-33-410-031

A certain building on this property, originally approved for construction by **Douglas County Building Department Permit #30033**, as a **"carport with storage area, without electric"** was subsequently illegally modified and converted into a fully completed area of "Habitable Living Space" which is **expressly forbidden by the Covenants Conditions and Restrictions (CC&R's)** of Meadowgrass Home Owners Association. (Ref: Article V, Section 5.02, line numbers 448-459 inclusive).

Further, this building was never, by any measure, to be considered as "qualified" under the "Grandfather Clause" of the amended and restated CC&R's of Meadowgrass HOA dated May 4th, 2011. (Ref: Article V, Section 5.05, line numbers 475-482 inclusive).

New ownership or custodial parties of this property must be made aware, prior to purchase of this property, that:

1. This building was returned, by **DCBD Demolition Permit #43590**, to the status of **"a storage shed with electric service"**.
2. Inspection of the retrograde work on this building under this newly permitted status was performed by DCBD inspectors and by the Meadowgrass HOA representative, on or about April 23rd, 2012, and signed-off as completed.
3. All sewer and water connections for the created bathroom and kitchen areas have been cut, capped and rendered inoperative, and **MUST SO REMAIN** in that condition at all times and for an indefinite period.

- 4. No owner or controlling custodian of this property or anyone else may reconnect sewer or water service to this building for any reason, nor in any way or manner convert this building into "Habitable Living Space".
- 5. **Meadowgrass HOA retains the express right to take any action**, at owner's/ custodian's expense, to insure that such a conversion to Habitable Living Space is not created or reinstated so long as the MG-HOA CC&R's, current and future, are in legal effect.
- 6. Realtors, or any agents involved in the advertizing of, or the showing of, or the purchase of, or the transfer of control in any manner of this property **are hereby legally obligated to inform such new owners or controlling custodians that this Restricting Document exists**, and is in full force and effect, and that the requirements of this document will be enforced by the Meadowgrass HOA at the lot owner or controlling custodian's expense.
- 7. This Restricting Document on **Parcel; # 1420-33-410-031** shall remain attached to this property via recording with the Douglas County Recorder's Office. **This Restricting Document will not sunset** with the passing of ownership or any controlling custodianship transfer so long as the Meadowgrass HOA is viable and/ or the CC&R's remain in effect.

CERTIFICATE OF THE SECRETARY OF MEADOWGRASS HOME OWNERS ASSOCIATION

I, EDIE M. AUGUSTINE, being duly elected and acting as Secretary of Meadowgrass Homeowners Association hereby certify as follows:

- 1. The statements made herein are true and correct.
- 2. The purpose of this document is intended to protect the will of the several owners of the lots within the Meadowgrass HOA as clearly stated in the CC&R's, dated May 5, 2011.

Dated this 4 day of May, 2012.

By: Edie M. Augustine, Secretary

) ss: COUNTY OF DOUGLAS

On this 4 day of May, 2012 personally appeared before me,

Nicole Hodges Notary known to me or proved to me to be the person mentioned in the above and foregoing documents, and who acknowledged to me that he/ she executed same for the uses and purposes therein mentioned.

Nicole Hodges May 4, 2012
Notary Public Date

(SEAL)

