

19.

DOC # 0802443  
05/16/2012 11:48 AM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
SUZANNE TOWSE

Assessor's Parcel Number: \_\_\_\_\_

Recording Requested By:

✓ Name: Greg C. Lynn & Suzanne Towse

Address: 1222 Bobwire Lane

City/State/Zip Gardnerville, NV 89460

Real Property Transfer Tax:

\$ -0-

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 6 Fee: 19.00  
BK-0512 PG- 3463 RPTT: 0.00



THIRD AMENDMENT TO COVENANTS CONDITIONS AND  
RESTRICTIONS OF RAIN SHADOW RANCH  
(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.*

**THIRD AMENDMENT TO  
COVENANTS, CONDITIONS AND RESTRICTIONS  
OF  
RAIN SHADOW RANCH**

This THIRD AMENDMENT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RAIN SHADOW RANCH is entered into on this 11<sup>th</sup> day of MAY, 2012, by CARSON VALLEY HOMESITES, LLC, a Nevada limited liability company ("CVH"), Charles I. and Patricia J. McVicker, and Robert L. Muller.

WHEREAS, CVH's predecessor in interest, Gregory C. Lynn and Suzanne Towse, Trustees of the 1995 Gregory C. Lynn and Suzanne Towse Trust Agreement dated 16 May 1995 ("Trust"), recorded certain Declarations of Covenants, Conditions and Restrictions for Rain Shadow Ranch, which were recorded as Document No. 0704032, in Book 0607, at Page 9315, in the Douglas County Recorder's Office ("CC&R's"); and

WHEREAS, on April 7, 2010, Gregory C. Lynn and Suzanne Towse, Trustees of the Trust, recorded an Amendment to the Declaration of Covenants, Conditions and Restrictions of Rain Shadow Ranch, in Book 0410, at Page 1499, in the Douglas County Recorder's Office ("Amended CC&R's"); and

WHEREAS, on March 1, 2011, Greg C. Lynn and Suzanne Towse, as Trustees of the Trust, re-recorded a Grant, Bargain and Sale Deed adjusting the boundary line for lot thirty-three, the deeds conveying the land for the boundary line adjustment having been recorded as Document No. 0779257 in Book No. 0311, at Page No. 0129; and

WHEREAS, on March 1, 2011, Gregory C. Lynn and Suzanne Towse transferred their ownership interest and more than 75% of the Rain Shadow Ranch lots to CVH by Deed

recorded as Documents No. 0779280 through 0779292, in Book 0311, at Pages 0186 through 0210 and Document No. 0779259 at Book 311, Page 143; and

WHEREAS, on the 10th day of April, 2012, CVH annexed all of lot 33 into Rain Shadow Ranch in that certain Declaration of Annexation recorded in Book 0412 at page 2862; and

WHEREAS on the 10<sup>th</sup> day of April 2012 CVH amended the CC&R's by recording the Second Amendment to the Covenants, Condition and Restrictions of Rain Shadow Ranch, which amendment was recorded at Book 312 at Page 2866; and

WHEREAS, pursuant to paragraph 10.1(a) of the Amended CC&R's, the CC&R's may be amended by an instrument signed and acknowledged by not less than 75% of the owners of all developed lots; and

WHEREAS, the undersigned together constitute more than 75% of the owners of all developed lots in Rain Shadow Ranch; and

WHEREAS, the undersigned desire to void the Second Amendment to the Covenants, Conditions and Restrictions of Rain Shadow Ranch and to adopt this Third Amendment to the Covenants Conditions and Restrictions of Rain Shadow Ranch;

NOW THEREFORE, the undersigned amend the previously amended Covenants, Conditions and Restrictions of Rain Shadow as follows:

1. The Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Rain Shadow Ranch is revoked.

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2A. Subparagraph D of Paragraph 6.8 of Article VI of the Covenants, Conditions and Restrictions of Rain Shadow Ranch as previously amended in the First Amendment to the Covenants, Conditions and Restrictions is amended to read as follows:

D. Within the first 18 months after a Certificate of Occupancy is issued by Douglas County for any home built on a lot in Rain Shadow Ranch, an owner is responsible for landscaping his or her respective yard and/or establishing perennial drought tolerant grasses in any areas visible from the street or neighboring property, in such a manner that has been approved by the Design Review Committee.

2B. Except as amended herein, the CC&R's, as previously amended as referenced above, remain in full force and effect.

IN WITNESS HEREOF, the undersigned, have hereunto signed this document.

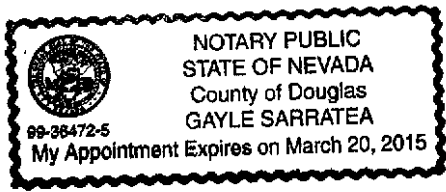
CARSON VALLEY HOMESITES, LLC,  
OWNERS OF LOTS 3-8, 23, 25-28:

  
By: Gregory C. Lynn Date 5-16-12  
Its: Managing Member

STATE OF NEVADA )  
) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 16<sup>th</sup> day of May, 2012 by Gregory C. Lynn as Managing Member of Carson Valley Home Sites, LLC.

  
NOTARY PUBLIC



CARSON VALLEY HOMESITES, LLC,  
OWNERS OF LOTS 3-8, 23, 25-28:

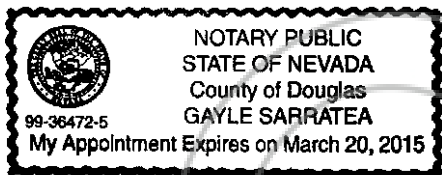
Suzanne Towse 5-16-12  
By: Suzanne Towse Date  
Its: Managing Member

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 14<sup>th</sup> day of May, 2012 by  
Suzanne Towse, as Managing Member of Carson Valley Home Sites, LLC.

Gayle Sarratea  
NOTARY PUBLIC

OWNERS OF LOT 24:



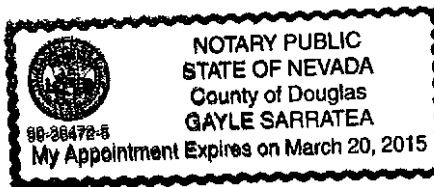
Charles I. McVicker 5-14-2012  
Charles I. McVicker Date

Patricia J. McVicker 5-14-12  
Patricia J. McVicker Date

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 16<sup>th</sup> day of May, 2012 by  
Charles I. McVicker and Patricia J. McVicker.

Gayle Sarratea  
NOTARY PUBLIC



OWNER OF LOT 2:

Robert L. Muller 5-16-12  
Robert L. Muller Date

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 16<sup>th</sup> day of May, 2012 by Robert L. Muller.

Gayle Sarratea  
NOTARY PUBLIC

