

When Recorded Mail to:
Sterling Ranch Estates
Property Owners Association
P.O. Box 120
Gardnerville, NV 89410

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

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Bk: 1012 Pg: 1001



Deputy sd

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STERLING RANCH ESTATES PROPERTY OWNERS ASSOCIATION, A PLANNED UNIT DEVELOPMENT, GARDNERVILLE, DOUGLAS COUNTY, NEVADA.

WHEREAS, THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF STERLING RANCH ESTATES PROPERTY OWNERS ASSOCIATION, A PLANNED UNIT DEVELOPMENT, WAS RECORDED ON SEPTEMBER 26, 2002, AS DOCUMENT NO. 552347, BK092PG5372.

4.11 Building Standards:

- a) Construction or improvements on any Lot shall be undertaken or maintained in compliance with all applicable provisions of the ordinances, rules and regulations of Douglas County, the State of Nevada and any other governmental authority having jurisdiction, and this declaration.
- b) A thirty five foot (35') minimum set back for construction of any improvement or structure, except landscaping, walkways, and driveways and except fences allowed under Section 4.12 below, shall apply to each Lot. SRDRC may grant variances to Douglas County set back of 20' with approval from adjacent Lots.
- c) The architectural style, color and materials of any outbuilding shall be selected with consideration given to the main residence.

Building Design Criteria

- 1) Secondary structures shall not exceed the square footage of main residence square footage, including garage.
- 2) Designs, materials and color schemes shall blend with existing residence
- 3) Reflective material or paint shall not be used as to reflect sunlight on or visible to neighboring property.
- 4) Roof: Sloping roofs are required with a minimum slope of 4 inches vertical rise to 12 inches horizontal run. Eave shall be at least 12 inches wide.
- 5) Metal and industrial looking buildings shall not be permitted. SRDRC may grant variance for horse barns constructed of metal provided they include, architectural elements, sloped roofs and approval from adjacent lots

- 6) Tanks, solar or other utility equipment shall be screened from view.
- d) Every residence shall have at least a two (2) car garage
- e) Relocated improvements, prefabricated, modular or factory built housing or construction shall not be allowed for the single family residence. Mobile homes may not be utilized or stored on any lot or street. This provision is pursuant to NRS 278.209.6, to eliminate the effect of NRS 278.0209.1
- f) Each owner shall install culvert across the driveway in accordance with Douglas County specifications prior to any other construction on such Owner's Lot.

STERLING RANCH ESTATES PROPERTY OWNERS ASSOCIATION

By *Sally Mueller*
Sally Mueller

On October 3, 2012. Before me, a notary public, personally appeared Sally Mueller, Association Manager of STERLING RANCH ESTATES PROPERTY OWNERS ASSOCIATION personally known (or proven) to me to be the person whose name is subscribed to be above instrument entitled STERLING RANCH ESTATES PROPERTY OWNERS ASSOCIATION, a planned unit development who acknowledged that he/she executed the instrument.

Linda Lee Hoover 10-3-12
Linda Lee Hoover – Notary Public Date

