

DOC # 823379
05/10/2013 03:32PM Deputy: AR
OFFICIAL RECORD
Requested By:
eTRCo, LLC
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 18 Fee: \$31.00
BK-513 PG-2860 RPTT: 0.00



APN#: 1219-11-002-021

Recording Requested By:
Western Title Company, Inc.
Escrow No.: 057934-MHK

When Recorded Mail To:
C/O Western Title
1513 Hwy 395 Ste 101
Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature



M Kelsh

Escrow Officer

Amendment Declarations to CC&R'S

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



**AMENDMENT DECLARATIONS TO
COVENANTS, CONDITIONS AND RESTRICTIONS
OF
WEST FORK SIERRA VISTA ESTATES**

2012

THIS AMENDED DECLARATION is made this 31st day of December, 2012
By the Owners of West Fork Vista Estates ("Declarants")

RECITALS

- A. The original covenants, conditions and restrictions for West Fork Sierra Vista Estates govern nine single-family parcels as recorded in the official parcel maps recorded in the office off the county Recorder of Douglas County, Nevada on November 15, 2002 as Document #0557822 in book 1102 and page 06054 ("Original CC&Rs"). The Original CC&Rs as amended in these Amended Covenants, Conditions and Restrictions ("Amended CC&Rs") govern the parcels listed in the official parcel maps recorded in the office of the County Recorder of Douglas County Nevada on November 12, 2002 as Document #557464, 557465, and 557466. The individual legal description of all parcels governed by these Amended CC&Rs are attached as Exhibit "A" and incorporated by reference (The "Property").
- B. Article 4 of the original CC&Rs states that the Original CC&Rs may be amended only by a simple majority vote of the owners of parcels within the West Fork Sierra Vista Estates. By signing below, Declarants certify that these Amended CC&Rs were approved by the majority vote of the owners of the nine parcels located within the West Fork Sierra Vista Estates. These amended CC&Rs shall be effective upon recording.

DECLARATION

NOW, THEREFORE, Declarant hereby declares that the Property described herein and in Exhibit A is and shall be held, conveyed, encumbered, leased, used, occupied, improved and otherwise affected



in any matter subject to the provisions of this Declaration, all of which are hereby declared to be in furtherance of a general plan for the development, improvement, and sale of such property, and to be for the purpose of enhancing, maintaining, and protecting the value and attractiveness of such property. All provisions hereof shall be deemed to run with the land as covenants running with the land or as equitable servitudes, as the case may be and shall constitute benefits and burdens to the declarant and its assigns and all persons hereafter acquiring or owning any interest may be obtained.

NOW, THEREFORE. The undersigned Amend Covenants, Conditions and Restrictions of West Fork Vista Estates as Follows:

Adding Paragraph (3.22) Agricultural Zoning Use:

Each individual parcel has the right to put their land in Agricultural Zoning Use.

To change the Zoning Use you must comply with the following:

County Code for Zoning & Use.

There will be a species and limit of animals per parcel.

2 Cows per graze-able acre for seasonal grazing, 30 maximum, regardless of graze-able acreage.

5 Cows per parcel, year round grazing.

10 Horses per parcel, the majority to be owned by property owner.

Other species require approval of the Committee.

Property owners wishing to manage livestock shall carry Liability Insurance with a minimum of \$100,000 Coverage.

The Committee must approve the proposed agricultural usage, for the purpose of impact it could have on neighboring properties and subdivision appearance.

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11

11/11/11


11/11/11

11/11/11

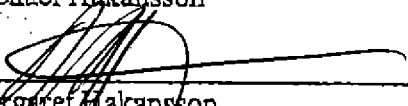
11/11/11



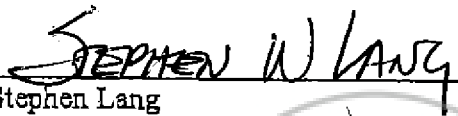
Amended Declarations to
Covenants, Conditions and Restrictions
Of
West Fork Sierra Vista Estates
Signature Page



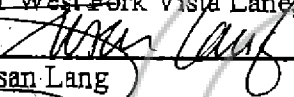
Michael Hakansson



Margaret Hakansson
A.P.N. 1219-11-001-009
628 West Fork Vista Lane, Gardnerville, NV



Stephen Lang
A.P.N. 1219-11-001-010
631 West Fork Vista Lane, Gardnerville, NV



Susan Lang




John Welsh III

Cheryl Welsh
A.P.N. 1219-11-002-020
620 West Fork Vista Lane, Gardnerville, NV



Russell J. Mann



Gloria L. Mann
A.P.N. 1219-11-002-021
600 West Fork Vista Lane, Gardnerville, NV



STATE OF NEVADA

} s.s.

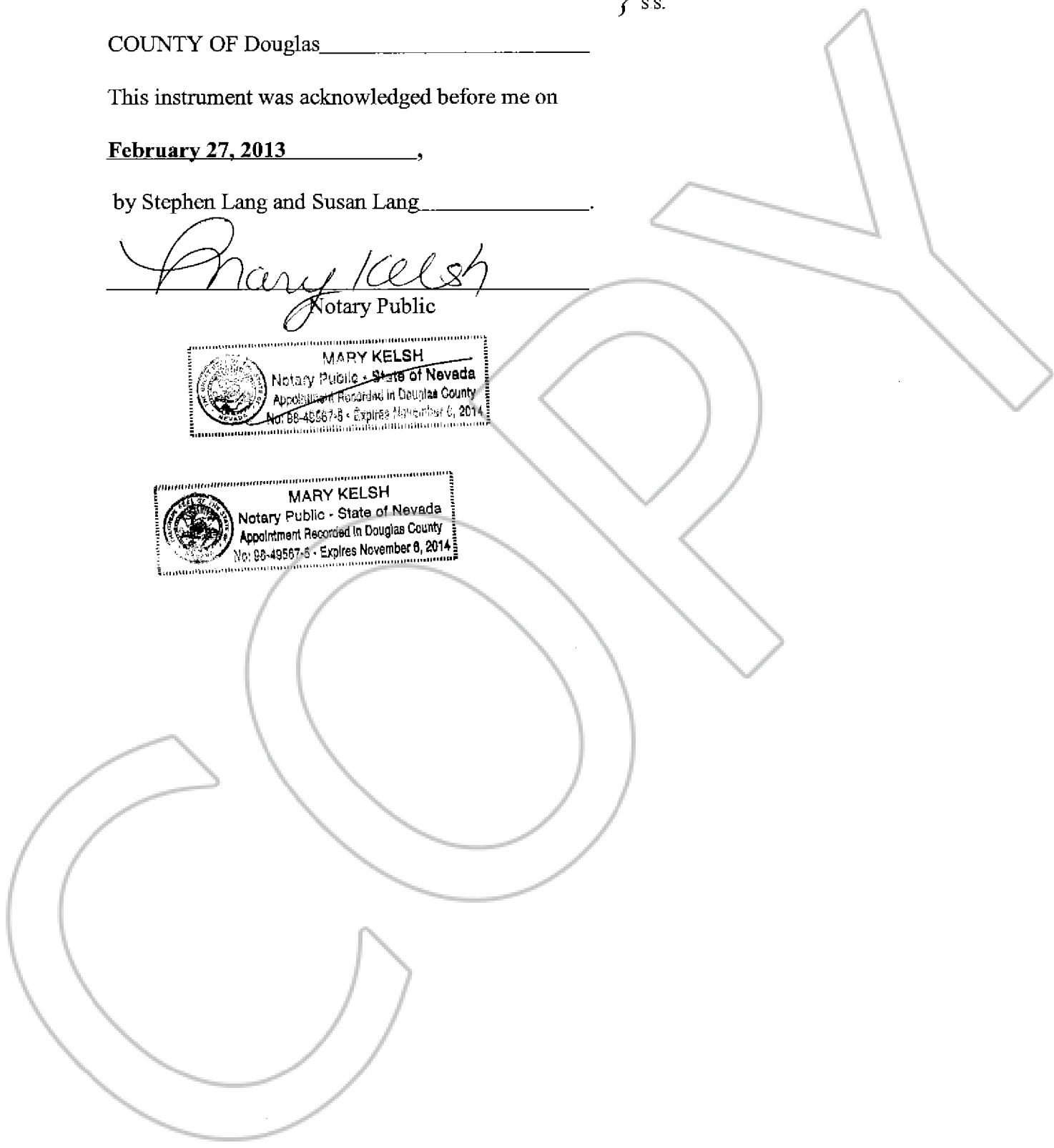
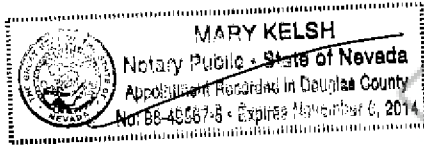
COUNTY OF Douglas _____

This instrument was acknowledged before me on

February 27, 2013,

by Stephen Lang and Susan Lang _____.

Mary Kelsh
Notary Public





STATE OF NEVADA

} s.s.

COUNTY OF Douglas _____

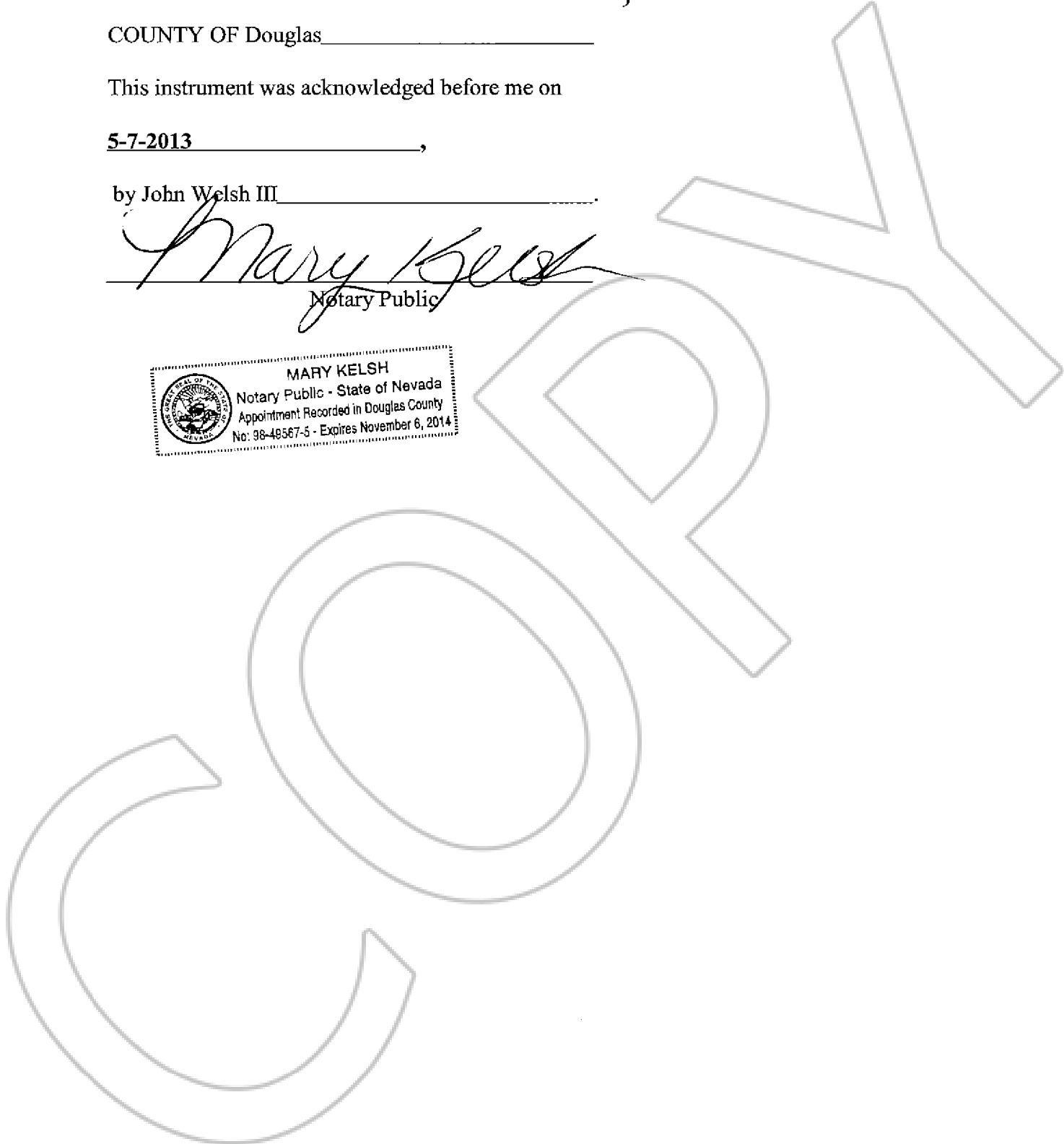
This instrument was acknowledged before me on

5-7-2013 _____,

by John Welsh III _____

Mary Kelsh

Notary Public





STATE OF NEVADA

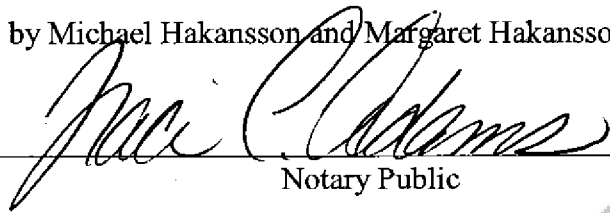
} s.s.

COUNTY OF DOUGLAS

This instrument was acknowledged before me on

March 5, 2013,

by Michael Hakansson and Margaret Hakansson.



Notary Public



COPY



STATE OF NEVADA

} s.s.

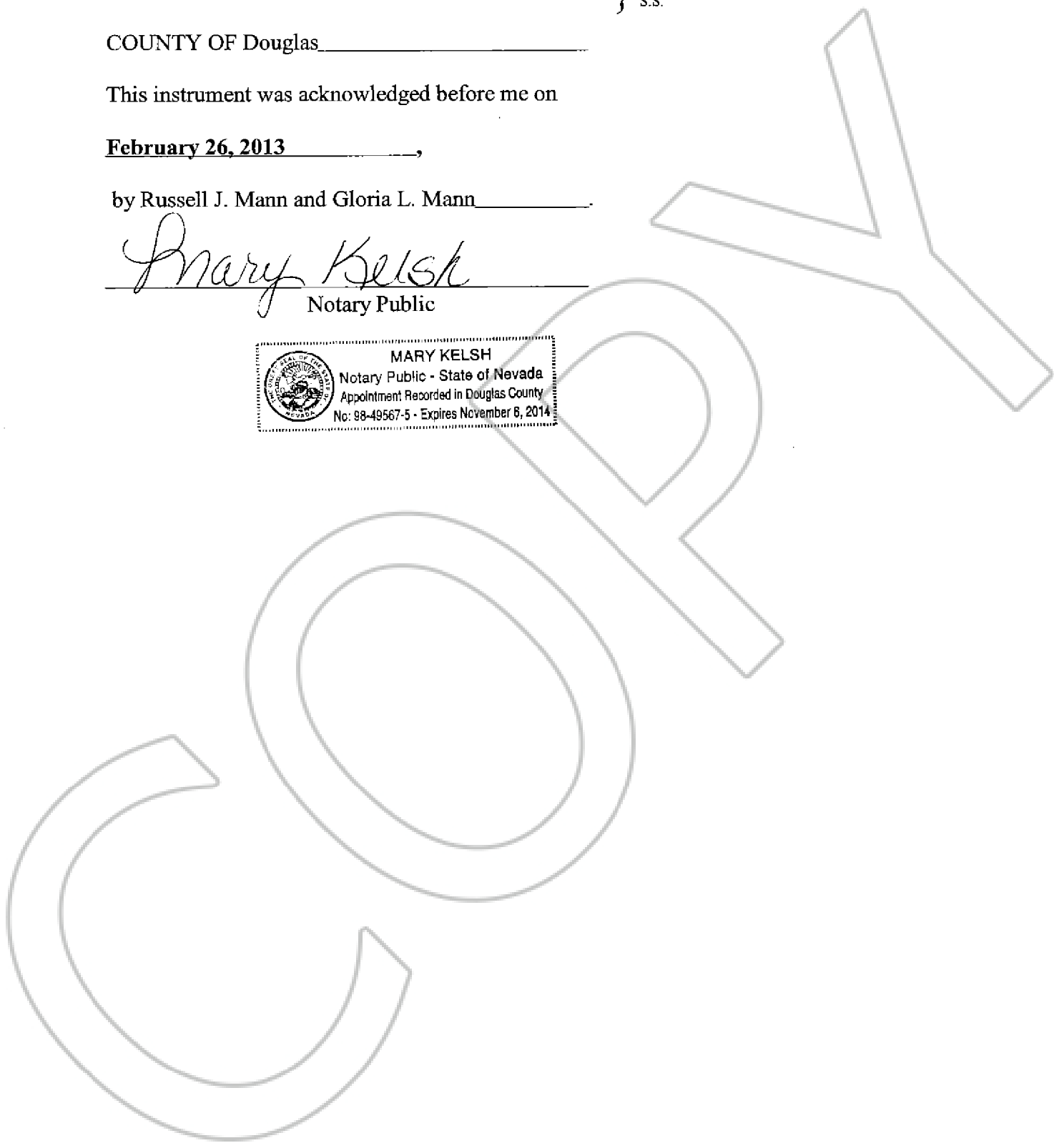
COUNTY OF Douglas _____

This instrument was acknowledged before me on

February 26, 2013,

by Russell J. Mann and Gloria L. Mann _____

Mary Kelsh
Notary Public






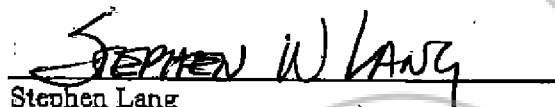
Amended Declarations to
Covenants, Conditions and Restrictions
Of
West Fork Sierra Vista Estates
Signature Page



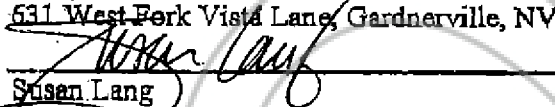
Michael Hakansson



Margaret Hakansson
A.P.N. 1219-11-001-009
628 West Fork Vista Lane, Gardnerville, NV




Stephen Lang
A.P.N. 1219-11-001-010
631 West Fork Vista Lane, Gardnerville, NV




Susan Lang




John Welsh III



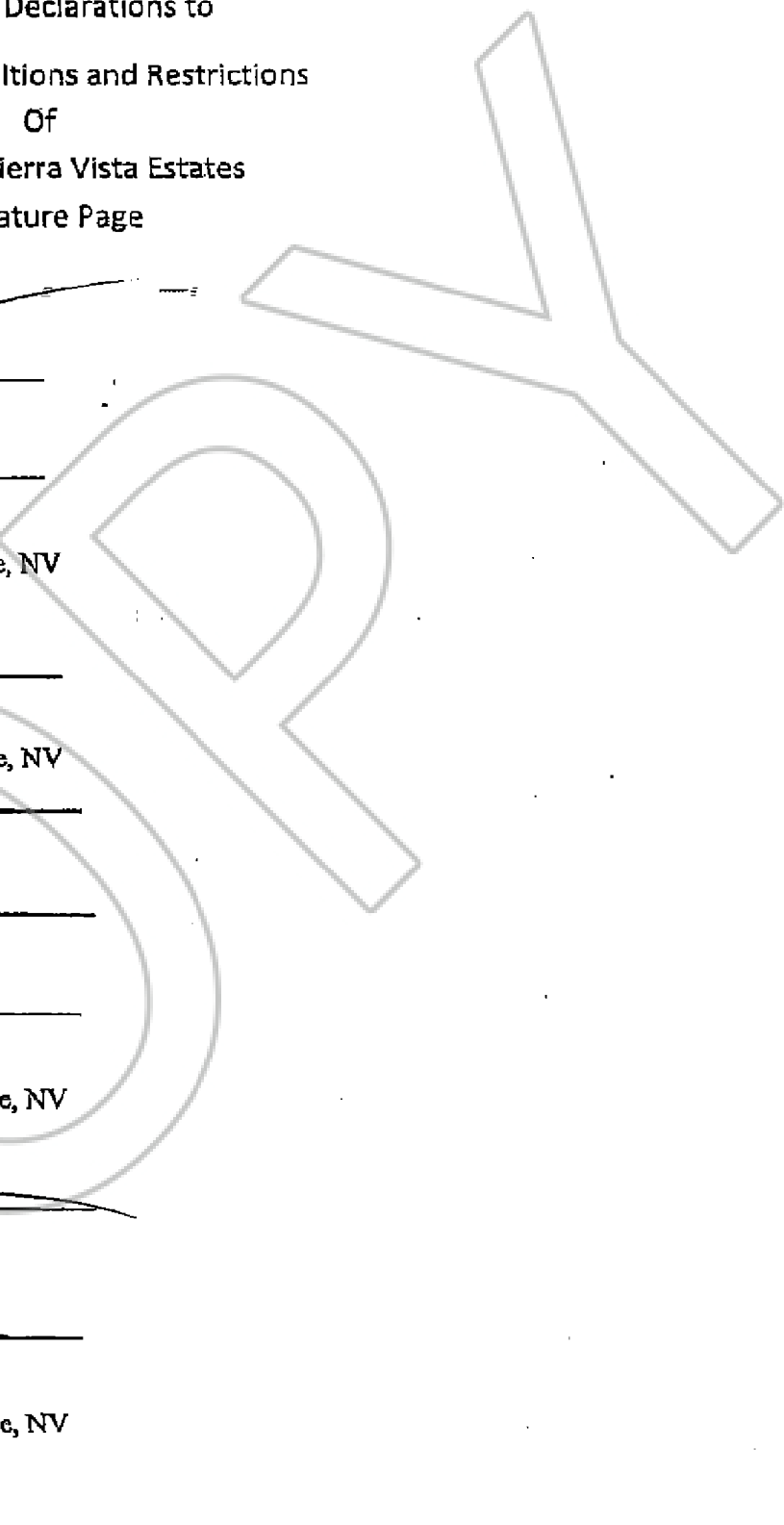
Cheryl Welsh
A.P.N. 1219-11-002-020
620 West Fork Vista Lane, Gardnerville, NV



Russell J. Mann



Gloria L. Mann
A.P.N. 1219-11-002-021
600 West Fork Vista Lane, Gardnerville, NV





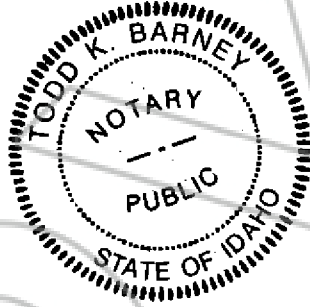
STATE OF Idaho } s.s.
COUNTY OF Blaine

This instrument was acknowledged before me on

5-8-2013

by Cheryl Welsh _____

Todd K. Barney
Notary Public





Patrick A. Paya

Nancy E. Paya
A.P.N. 1219-11-001-008
624 West Fork Vista Lane, Gardnerville, NV

Paul Franklin
A.P.N. 1219-11-002-025
595 West Fork Vista Lane, Gardnerville, NV

Janet Koval

Steven Noble Trustee


Corine Noble, Trustee
A.P.N. 1219-11-002-023
615 West Fork Vista Lane, Gardnerville, NV




James S. Broman



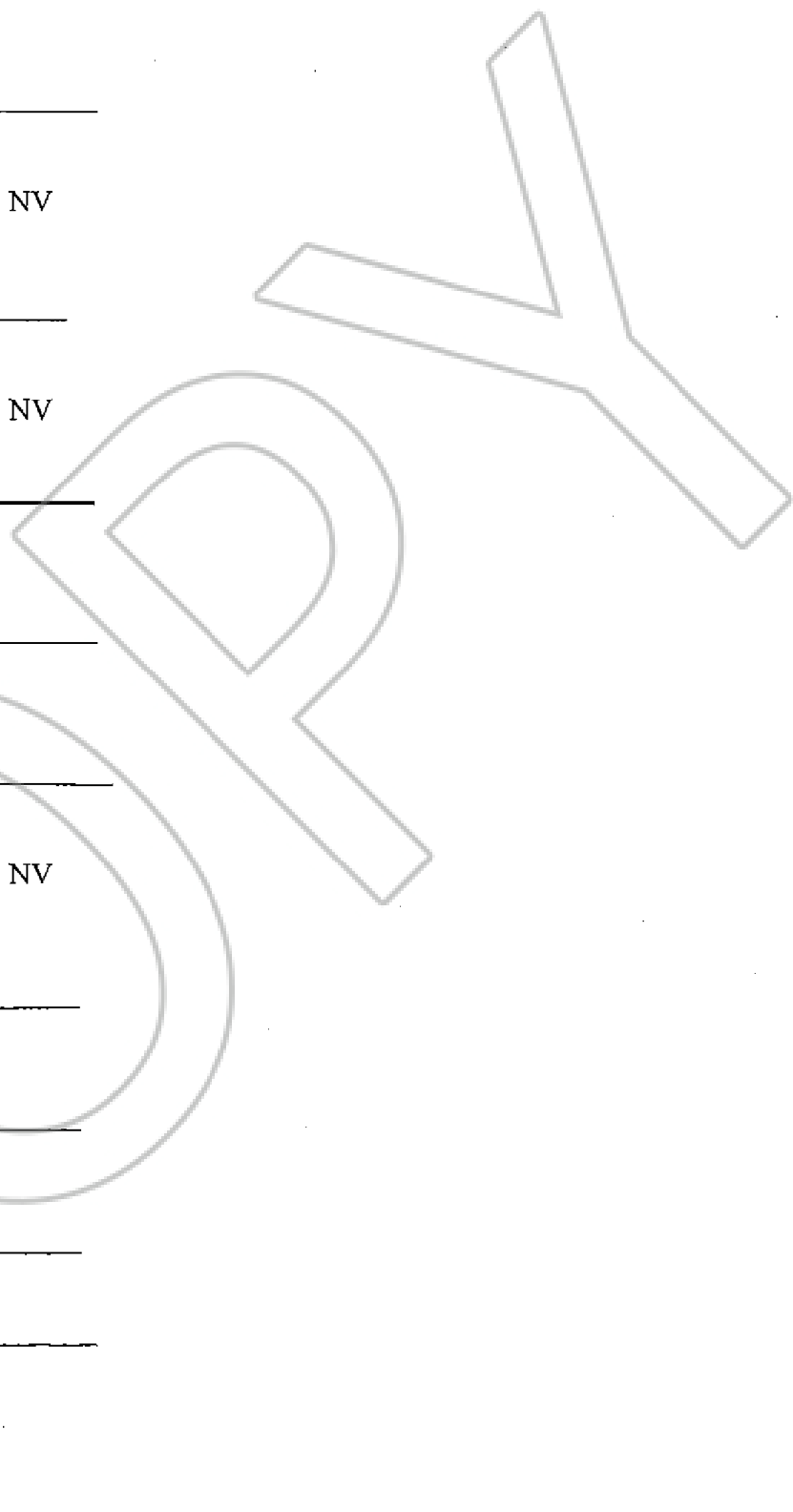
Lisa Broman

N/A


~~Ned F. Masin, Trustee~~

N/A


~~Ned F. Masin, Trustee~~





STATE OF NEVADA

COUNTY OF Douglas

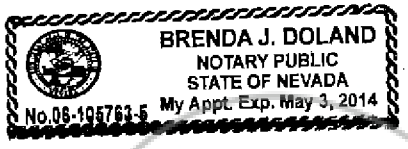
This instrument was acknowledged before me on February 28, 2013 (date) by

S. James Broman and Lisa Broman.

Notary Public

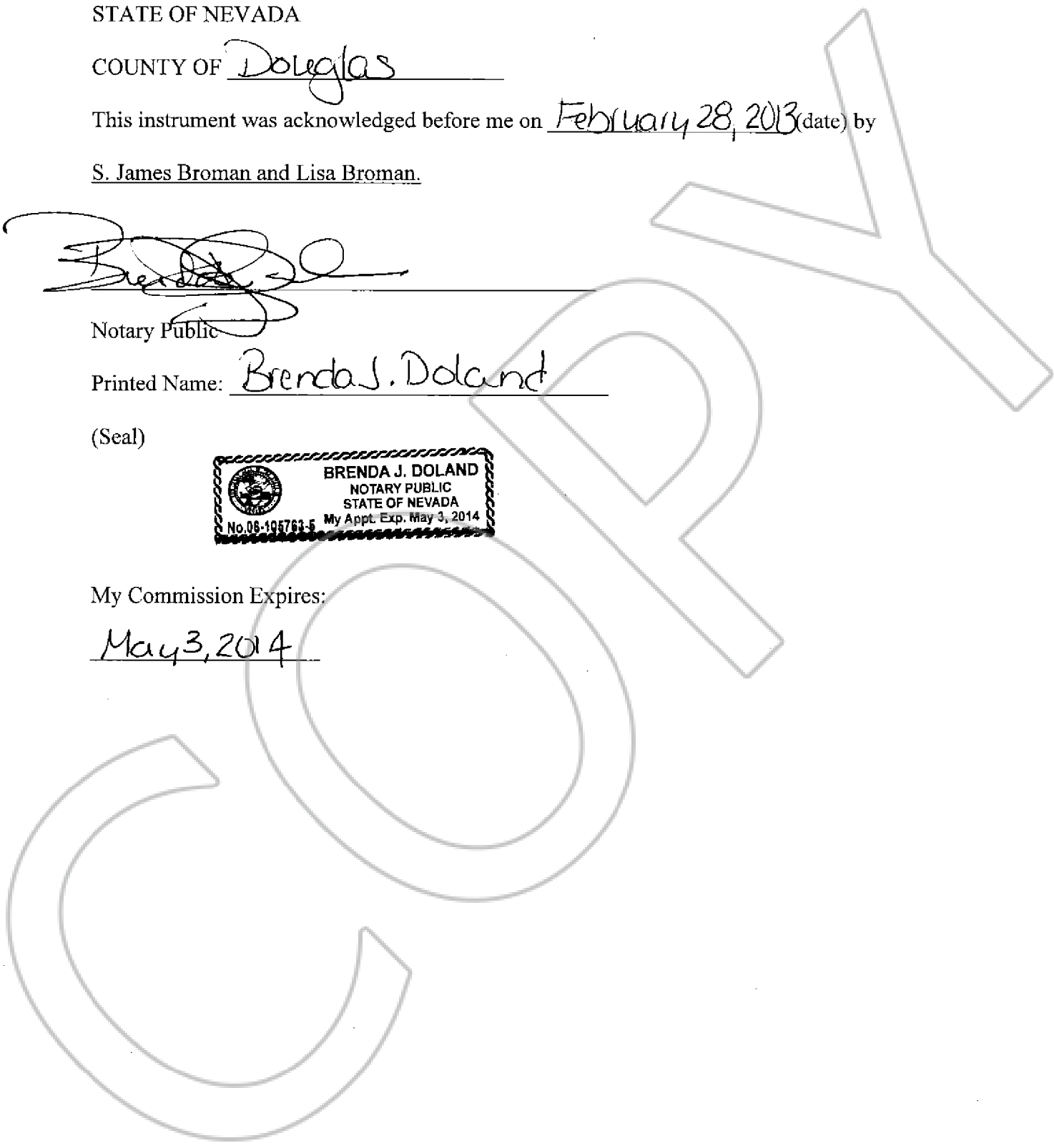
Printed Name: Brenda J. Doland

(Seal)



My Commission Expires:

May 3, 2014





Patrick A. Paya

Nancy E. Paya
A.P.N. 1219-11-001-008
624 West Fork Vista Lane, Gardnerville, NV

Paul Franklin
A.P.N. 1219-11-002-025
595 West Fork Vista Lane, Gardnerville, NV

Janet Koval
Janet Koval

Steven Noble Trustee

Corine Noble, Trustee
A.P.N. 1219-11-002-023
615 West Fork Vista Lane, Gardnerville, NV

James S. Broman

Lisa Broman

Ned F. Masin, Trustee

Lynn S. Masin, Trustee



STATE OF NEVADA

} s.s.

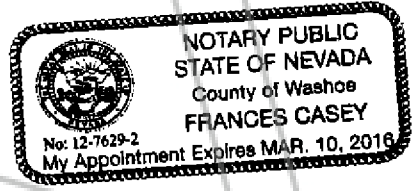
COUNTY OF WASHOE

This instrument was acknowledged before me on

MARCH 1, 2013,

by PAUL FRANKLIN and JANET KOVAL

Frances Casey
Notary Public



COPY



Patrick A. Paya

Nancy E. Paya
A.P.N. 1219-11-001-008
624 West Fork Vista Lane, Gardnerville, NV

Paul Franklin
A.P.N. 1219-11-002-025
595 West Fork Vista Lane, Gardnerville, NV

Janet Koyal

Steven Noble TTE

Steven Noble Trustee

Corine Noble TTE

Corine Noble, Trustee
A.P.N. 1219-11-002-023
615 West Fork Vista Lane, Gardnerville, NV

James S. Broman

Lisa Broman

Ned F. Masin, Trustee

Lynn S. Masin, Trustee



STATE OF NEVADA

} s.s.

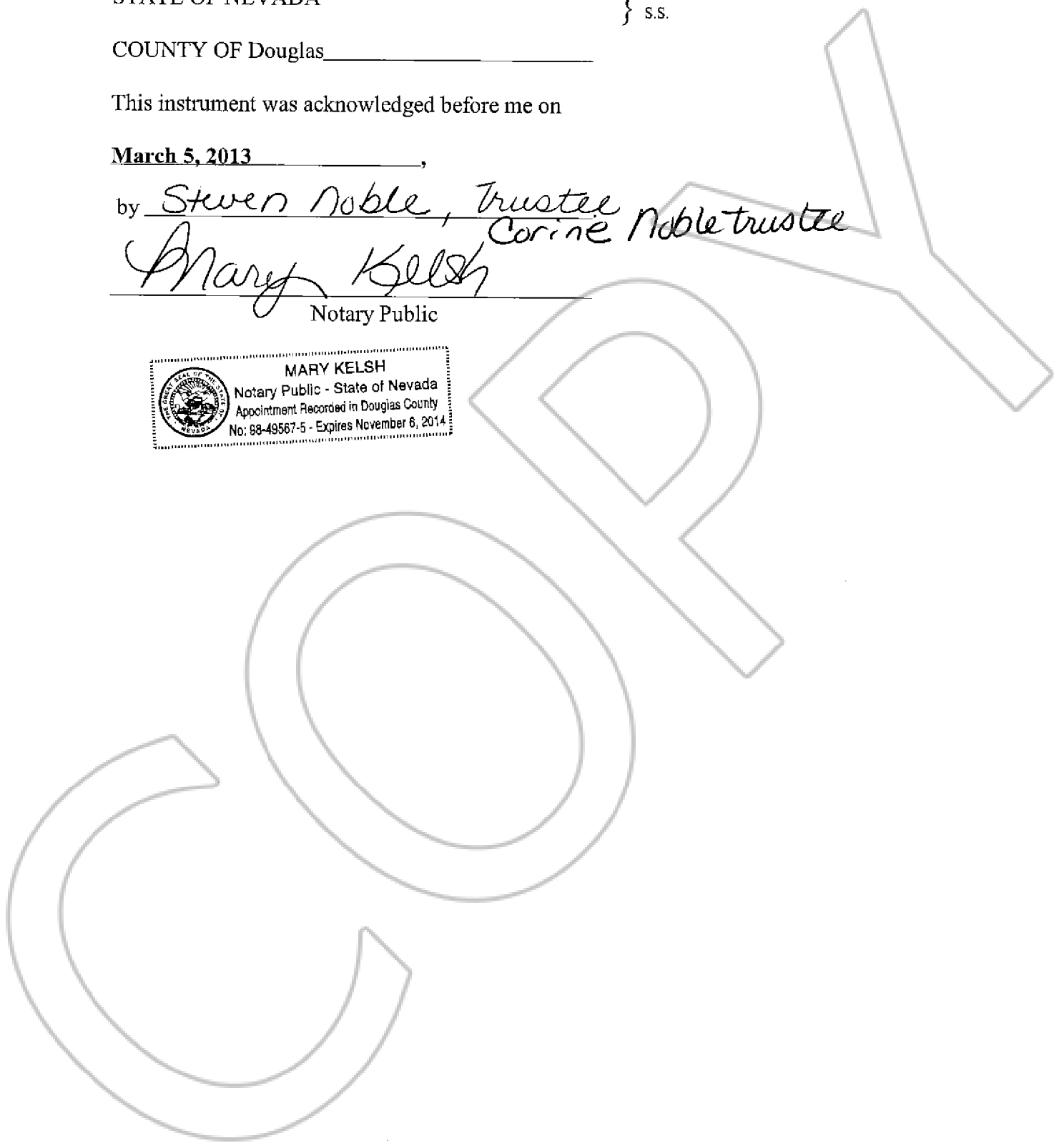
COUNTY OF Douglas _____

This instrument was acknowledged before me on

March 5, 2013 _____,

by Steven Noble, Trustee
Corine Noble trustee

Mary Kelsh
Notary Public





Patrick A. Paya

Patrick A. Paya

Nancy E. Paya

Nancy E. Paya

A.P.N. 1219-11-001-008

624 West Fork Vista Lane, Gardnerville, NV

Paul Franklin

A.P.N. 1219-11-002-025

595 West Fork Vista Lane, Gardnerville, NV

Janet Koval

Steven Noble Trustee

Corine Noble, Trustee

A.P.N. 1219-11-002-023

615 West Fork Vista Lane, Gardnerville, NV



STATE OF NEVADA

} s.s.

COUNTY OF Douglas _____

This instrument was acknowledged before me on

February 27, 2013,

by Patrick A. Paya and Nancy E. Paya _____.

Mary Kelsh
Notary Public

