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OFFICIAL RECORDS

Requested By:

GLENBROOK GROUP LLC

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 Of 2

Fee: \$ 15.00

Bk: 0813 Pg: 194



Deputy. pk

✓ When Recorded Mail to:  
Saratoga Springs Estates Homeowners Association  
P.O. Box 1034  
Minden, Nevada 89423

FIRST AMENDMENT TO  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
SARATOGA SPRINGS ESTATES, A PLANNED UNIT DEVELOPMENT, PHASE I  
MINDEN, DOUGLAS COUNTY, NEVADA

WHEREAS, the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF SARATOGA SPRINGS ESTATES, A PLANNED UNIT DEVELOPMENT, PHASE I ("CC&RS") dated February 18, 1993, encumbering the real property in Douglas County, Nevada, known as SARATOGA SPRINGS ESTATES (Property), and

WHEREAS, Saratoga Springs Estates Homeowners Association, a Nevada non-profit corporation, hereby amends said Declaration as permitted by Article VIII, Section 16 of said Declaration as follows:

ARTICLE II, SECTION 17 Subparagraphs (a & b) are amended to read in its entirety as follows:

a) Every single-family dwelling unit constructed within the property shall have on the same lot enough enclosed automobile storage space for at least two (2) automobiles.

b) Except as provided in this section, no recreational vehicle or equipment shall hereafter be permitted to remain upon any Lot, including without limitation, streets, alleys or driveways, unless: stored behind the front dwelling setback on the garage side of the dwelling and enclosed within a minimum five (5) foot high solid fence approved by the Architectural Review Committee. No recreational vehicle or equipment shall be permitted in the rear yards except that boats, boat trailers, off-road vehicles or any other similar type of vehicle or equipment may be parked in rear yards of a residence as long as they do not exceed the height of the solid fence required in this paragraph and the owner obtains prior approval from the Board of Directors or a separate committee created by the Board of Directors.

This amendment replaces the wording in Article II, Section 17 a) & b) in the Declarations of Covenants and Restrictions of Saratoga Springs Estates, Phase I. In all other respects, other than those declared terms set forth herein as referenced in this First Amendment to Declaration of Covenants, Conditions and Restrictions of Saratoga Springs Estates, A Planned Unit Development Phase I, the Declaration of Covenants, Conditions and Restrictions of Saratoga Springs Estates dated February 18, 1993, and the Addendum dated October 27, 1993, shall remain in full force and effect.

IN WITNESS WHEREOF, the Saratoga Springs Estates Homeowners Association, Inc. has caused this First Amendment to Declaration of Covenants, Conditions and Restrictions of Saratoga Springs Estates, A Planned Unit Development, to be executed this 1<sup>st</sup> day of August 2013.

SARATOGA SPRINGS ESTATES HOMEOWNERS ASSOCIATION, INC

By Janet Walls V. President 8-1-13  
Signature Title Date  
JANET WALLS

STATE OF NEVADA, COUNTY OF DOUGLAS  
Subscribed and sworn to before me on August 1 2013

By JANET WALLS  
(print name of signer)

Notary Public Linda Lee Hoover

