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OFFICIAL RECORDS

Requested By
ALLING & JILLSON

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 7 Fee: \$ 20.00

Bk: 0314 Pg: 324



Deputy ar

APN: 1418-34-110-020

RECORDING REQUESTED BY:
Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449

AND WHEN RECORDED MAIL THIS DOCUMENT AND, UNLESS
OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449
TRPA File Number: _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR ALLOCATION OF LAND COVERAGE
("DEED RESTRICTION")**

THIS DEED RESTRICTION is made this 22 day of November 2013, by Paul H. Chamberlain, Jr. ("CHAMBERLAIN") and Suzanne Leonoudakis ("LEONOUidakis"), as managers of Sky Lake, LLC, a Delaware Limited Liability Company ("Declarants").

Recitals

1. Declarants own that certain real property located in Douglas County, Nevada, described as:

Lots 13 and 14 in Block C of Lincoln Park, Lake Tahoe, Nevada, according to the Official Map thereof filed in the Office of the County Recorder of Douglas County, Nevada on September 7, 1921 as Document No. 305, APN: 1418-34-110-020 ("Property").
2. In a letter dated June 15, 2011 the Tahoe Regional Planning Agency ("TRPA"), under TRPA File Number VBOU2011-0098, verified 5,990 square feet of existing land coverage on the Property.
3. Pursuant to the agreement, Declarants will submit an Application for Lot Consolidation to Douglas County, Nevada, wherein Declarants will seek to have Lots 13 and 14, commonly known as 1273 Lincoln Park Circle, consolidated and Lots 15 and 16, commonly known as 1271 Lincoln Park Circle, consolidated.
4. Declarants have agreed to allocate the TRPA verified coverage as follows: 3,466 square feet of the 5,990 square feet of verified coverage will be attributable Lots 13 and 14, commonly known as 1273 Lincoln Park Circle; the remaining 2,524 square feet of verified coverage shall be attributable lots 15 and 16, commonly known as 1271 Lincoln Park Circle.
5. This deed restriction shall be recorded to document the allocation of verified existing land coverage between 1271 and 1273 Lincoln Park Circle.

Declarations

1. Declarant hereby declares that, for the purpose of calculating land coverage and applying TRPA Ordinances relating to land coverage, 1273 Lincoln Park Circle shall be deemed by TRPA to have 3,466 square feet of existing land coverage; 1271 Lincoln Park Circle shall be deemed by TRPA to have 2,524 square feet of existing land coverage.
2. This Deed Restriction shall be deemed a covenant running with the land or an equitable servitude, as the case may be, shall constitute benefits and burdens to both 1271 and 1273 Lincoln Park Circle and be binding on Declarants. Declarants assigns any and all persons acquiring or owning any interest in the Sending and Receiving Parcels.
3. This Deed Restriction shall not be modified or revoked without the prior express, written and recorded consent of TRPA or its successor agency, if any. TRPA is deemed and agreed to be a third-party beneficiary of this Deed Restriction and as such, can enforce its provisions.
4. Declarants hereby declare, the TRPA verified existing land coverage will be allocated as set forth above.

IN WITNESS WHEREOF, Declarants have executed this Deed Restriction the day and year written above.



PAUL H. CHAMBERLAIN, JR., Declarant



SUZANNE LEONOUDAKIS, Declarant

APPROVED AS TO FORM:

TAHOE REGIONAL PLANNING AGENCY

APN: 1418-34-110-020

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AGREEMENT FOR ALLOCATION OF LAND COVERAGE



AGREEMENT FOR ALLOCATION OF LAND COVERAGE

THIS AGREEMENT FOR ALLOCATION OF LAND COVERAGE (the "Agreement") is made effective this 22 day of November 2013, between PAUL H CHAMBERLAIN, JR., ("CHAMBERLAIN") and SUZANNE LEONOUidakis, ("LEONOUidakis").

WITNESSETH:

WHEREAS, LEONOUidakis and CHAMBERLAIN are Managers of SKYLAKE, LLC, a Delaware Limited Liability Company ("SKY LAKE"), which wholly owns that parcel of property located in Douglas County, Nevada, commonly known as 1271 and 1273 Lincoln Park Circle, and identified by Assessor's Parcel No. 1418-34-110-020 ("Property");

WHEREAS, the Property consists of four (4) separate lots created by the Official Map of Lincoln Park, and more particularly described as Lots 13, 14, 15, and 16 in Block C of Lincoln Park, Lake Tahoe, Nevada, according to the Official Map thereof filed in the Office of the County Recorder of Douglas County, State of Nevada, Book D of Misc. at Page 40A on September 7, 1921;

WHEREAS, in a letter dated June 15, 2011 the Tahoe Regional Planning Agency ("TRPA"), under TRPA File Number VBOU2011-0098, verified 5,990 square feet of existing land coverage on the Property;

WHEREAS, LEONOUidakis and CHAMBERLAIN, as Managers of SKY LAKE, have previously agreed to divide ownership of the Property and allocate the TRPA verified coverage as follows: LEONOUidakis will own Lots 13 and 14, commonly known as 1273 Lincoln Park Circle; CHAMBERLAIN will own lots 15 and 16, commonly known as 1271 Lincoln Park Circle; the TRPA verified coverage is to be divided equally (2,995 SF) between 1271 and 1273 Lincoln Park Circle;

WHEREAS, LEONOUidakis recently finished construction of a new residence on 1273 Lincoln Park Circle with total land coverage of 3,466 square feet, which exceeds 1273 Lincoln Park Circle's agreed upon allocation of 2,995 by 471 square feet;

WHEREAS, CHAMBERLAIN has agreed to sell and LEONOUidakis has agreed to purchase 471 of the 2,995 square feet of TRPA verified existing coverage that has been allocated to Lots 15 and 16, commonly known as 1271 Lincoln Park Circle, owned by CHAMBERLAIN; and

WHEREAS, In an Agreement dated October 12, 2012, CHAMBERLAIN and LEONOUidakis agreed to transfer Six Hundred and Thirty Nine (639) square feet of allowable land coverage from 1269 Lincoln Park Circle to 1271 Lincoln Park Circle for a cost of Thirty-Eight Dollars and Fifty Cents (\$38.50) per square foot and for a total price of Twenty-Four Thousand Six Hundred One Dollars and Fifty Cents (\$24,601.50), which was paid by LEONOUidakis simultaneously with execution of the Agreement.

NOW THEREFORE, in consideration of mutual covenants and promises of the parties hereto, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto hereby agree as follows:

1. CHAMBERLAIN and LEONOUDAKIS hereby modify the October 12, 2012 Agreement in the following particulars:
 - a. CHAMBERLAIN agrees to sell and LEONOUDAKIS agrees to purchase Four Hundred Seventy One (471) square feet of existing land coverage from Lots 13 and 14, commonly known as 1271 Lincoln Park Circle, which will allocated and hereafter attributable to Lots 15 and 16, commonly known as 1273 Lincoln Park Circle.
 - b. Cost of said coverage is to be Thirty-Eight Dollars and Fifty Cents (\$38.50) per square foot and for a total price of Eighteen Thousand One Hundred Thirty Three and Fifty Cents (\$18,133.50).
 - c. CHAMBERLAIN will reimburse LEONOUDAKIS Six Thousand Four Hundred Sixty Eight Dollars (\$6,468.00) for the additional One Hundred Sixty Eight (168) square feet previously purchased, under the October 12, 2012 Agreement simultaneously herewith.
2. The agreed upon allocation of TRPA verified existing coverage will be: 1273 Lincoln Park Circle with 3,466 square feet of existing land coverage and 1271 Lincoln Park Circle with 2,524 square feet of existing land coverage, which equals the 5,590 square feet of existing coverage verified by TRPA.

IN WITNESS WHEREOF, the parties hereto have set their hand on the day and date first above written.


 SUZANNE LEONOUDAKIS

Dated: November 22, 2013.


 PAUL H. CHAMBERLAIN, JR.

Dated: November 22, 2013.

APN: 1418-34-110-020

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AFFIDAVIT OF RICHARD J. McGUFFIN, ESQ.

I, RICHARD J. McGUFFIN, hereby declare as follows:

1. That I am a licensed attorney in the State of Nevada, Bar No. 12819.
2. That I am an attorney for the law firm of Alling & Jillson, Ltd., which is located in Lake Tahoe, Nevada.
3. That Alling & Jillson, Ltd. represents Suzanne Leonoudakis and Paul H. Chamberlain.
4. That over the course of Alling & Jillson, Ltd.'s representation of Suzanne Leonoudakis and Paul H. Chamberlain, I have become familiar with, and able to identify, the handwriting and signatures of Suzanne Leonoudakis and Paul H. Chamberlain.
5. That Suzanne Leonoudakis's and Paul H. Chamberlain's signatures as provided on the Declaration of Covenants, Conditions and Restrictions for Allocation of Land Coverage ("Deed Restriction"), and Agreement for Allocation of Land Coverage are authentic.

Executed this 28th day of February, 2014.

By: 
RICHARD J. McGUFFIN

State of NEVADA)
):ss.
County of DOUGLAS)

On February 28, 2014, before me, Judy DuPuy personally appeared Richard J. McGuffin, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the

within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Judith E. Dupuy
Signature of Notary Public

