

RECORDING REQUESTED BY:
TAHOE REGIONAL PLANNING AGENCY
Post Office Box 5310
Stateline, Nevada 89449



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
TAHOE REGIONAL PLANNING AGENCY
Post Office Box 5310
Stateline, Nevada 89449
Attention: Julie Roll, Associate Planner
TRPA File No. ERSP2015-0916

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
CONCERNING THE USE OF THE GARAGE AND THE LIVING
AREA ABOVE THE GARAGE ("DEED RESTRICTION")**

This Deed Restriction is made by Guru Thalapaneni and Veena Thalapaneni, Trustees of The Thalapaneni Trust, dated February 19, 2002 (Hereinafter "Declarant").

RECITALS

1. Declarant is the owner of certain real property described as follows:

All that real property situation in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 5, as shown on the map of Glenbrook Unit No. 1, filed in the Office of the County Recorder of Douglas County, Nevada on June 1, 1977 as Document No. 09693.

Said parcel was recorded in Document Number 0627714, on October 26, 2004, in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1418-10-810-005. (Hereinafter "Property")

2. The Declarant has received approval from the Tahoe Regional Planning Agency (hereinafter "TRPA") on June 22, 2015 to construct an addition to an existing single family residence, including a garage with two levels of living space above.
3. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.

4. As a condition of the above approval, Chapter 21 and 90 of the TRPA Code of Ordinances requires the appropriate deed restriction be recorded documenting the limits to the use, and facilities within the addition.

DECLARATION

1. Declarant declares that the residential addition shall be used as part of the existing residence on the Property, and shall not be used in a fashion as to constitute a secondary residence or separate residential unit. The additional living area above the garage shall not be permitted to contain cooking facilities as defined in Chapter 90 of the TRPA Code of Ordinances, and shall not be leased, rented, or used separate from the existing residence on the Property. Use of the separate living area as a separate residential unit shall constitute a violation of the TRPA approval.
2. This Deed Restriction shall be deemed a covenant running with the land or an equitable servitude, as the case may be, and shall constitute benefits and burdens to the Property described above and shall be binding on the Declarant and Declarant's assigns and all persons hereafter acquiring or owning any interest in the Property.
3. This Deed Restriction may not be revoked or modified without the prior express written and recorded consent of the Tahoe Regional Planning Agency 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 the provisions of this Deed Restriction.

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IN WITNESS WHEREOF, Declarant has executed this Deed Restriction on the day and year written.

DECLARANTS' SIGNATURE:

Laid
Guru Thalapaneni, Trustee

Dated: 6/25/2015

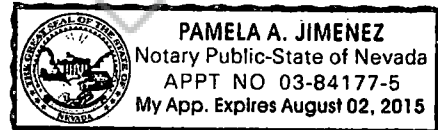
STATE OF Nevada)
) ss.
COUNTY OF Douglas

On this 25th day of June, 2015, before me, Pamela A Jimenez personally appeared Guru Thalapaneni personally known to me, or proved to me to be on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon their behalf of which the person(s) acted) executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Pamela A Jimenez
NOTARY PUBLIC



APPROVED AS TO FORM:

Wendy Gerson 6/25/15
Tahoe Regional Planning Agency

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On this 25th day of June, 2015, before me Kimberly L. Hern personally appeared Wendy Gerson personally known to me, or proved to me to be on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon their behalf of which the person(s) acted executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kimberly L. Hern
NOTARY PUBLIC

