



KAREN ELLISON, RECORDER

**RECORDING REQUESTED BY:**

Tahoe Regional Planning Agency  
Post Office Box 5310  
Stateline, Nevada 89449-5310

**WHEN RECORDED MAIL TO:**

Tahoe Regional Planning Agency  
Post Office Box 5310  
Stateline, Nevada 89449-5310  
Attn: David L. Landry, Senior Planner  
TRPA File No. ERSP2013-0255

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
CONCERNING THE USE OF THE ACCESSORY SPACE  
ASSOCIATED WITH DETACHED GARAGE STRUCTURE  
("DEED RESTRICTION")  
TO BE RECORDED AGAINST  
APN 1418-34-201-001**

This Deed Restriction is made this 27 day of July, 2015 by Robert N. Chester, Managing Member of Lakefront Property Limited, LLC (hereinafter "Declarant").

**RECITALS**

1. Declarant is the owner of certain real property located in Douglas County, State of California, described as follows:

The land referred to herein below is situated in an unincorporated Lakeridge Subdivision, County of Douglas, State of Nevada and is described as follows:

**PARCEL NO.1:**

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

All that portion of Parcel A as said parcel is shown on that certain Record of Survey, recorded May 6, 1988, Document No. 177615, more particularly described as follows:

Beginning at the Northeasterly corner of said Parcel A, a point on the Westerly line of U.S. Highway 50; thence along the Westerly line South 50°39' East 3.45 feet to the beginning of a tangent curve to the right, with a radius of 810.00 feet and a central angle of 9°5'53"; thence along said curve an arc length of 140.64 feet; thence along the centerline of a 20-foot wide access and public utility easement the following courses: North 89°49' West 345.84 feet; thence South 62°11'00" West

87.39 feet; thence North 74°14'40" West 74.97 feet; thence North 58°19' West 40.00 feet to the terminus of said 20-foot easement; thence North 89°49' West 35.00 feet; thence North 63°28'39" West 107.20 feet; thence South 64°25' West 63.74 feet; thence South 07°46'53" East 20.04 feet; thence North 89°49' West 146.75 feet, more or less to a point on the High Water Line of Lake Tahoe; thence along the High Water Line North 22°15'32" West 96.09 feet; thence North 85°55'07" East 150.45 feet; thence South 89°49' East 644.95 feet to the Point of Beginning.

**EXCEPTING THEREFROM:**

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

All that portion of Parcel A, as shown on that Record of Survey, filed for record on December 3, 1982, in Book 1282 at Page 200, Document No. 73696, Official Records of Douglas County, Nevada, more particularly described as follows:

Beginning at a point which bears South 63°28'39" East 34.62 feet from the Westerly end of that certain course North 63°28'39" West 107.20 feet on the Southerly boundary of said Parcel A; thence North 44°35'58" East 15.21 feet; thence South 51°15'15" East 21.87 feet; thence South 44°29'25" West 10.33 feet; North 63°28'39" West 22.91 feet to the Point of Beginning.

The basis of bearing of this survey is identical with that Record of Survey filed for record on December 3, 1983, Document No. 73696, being the bearing North 89°49'00" West between found monuments.

**PARCEL NO. 2**

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

All that portion of Parcel B, as shown on that certain Record of Survey, filed for record on December 3, 1983, in Book 1282 at Page 200, Document No. 73696, more particularly described as follows:

Beginning at the Westerly end of that certain course North 63°28'39" West 107.20 feet on the Northerly boundary of said Parcel B; thence South 63°28'39" East 26.16 feet; thence North 89°49'00" West 47.49 feet; thence North 63 25'00" East 26.70 feet to the Point of Beginning.

The basis of bearing of this survey is that Record of Survey filed for record in Book 1282 at Page 200, Document No. 73696, being the bearing North 89°49'00" West between found monuments.

APN: 1418-34-210-001 (Formerly APN: 03-191-17)

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2. The Declarant has received approval from Tahoe Regional Planning Agency (TRPA) on July 18, 2013, for the building of the detached garage structure and associated accessory use space located uphill from the main and secondary residence, designed to contain vehicle storage, one bathroom, and living space on the second floor.
3. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233, 1980), which region is subject to the regional plan and ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.
4. As a condition of the above approval, Chapter 21 of the TRPA Code of Ordinances requires an appropriate deed restriction is recorded documenting the limits of use of the proposed accessory living space associated with the garage.
5. The Declarant, Robert N. Chester, Managing Member of Lakefront Property Limited, LLC has signed below to indicate his consent to this deed restriction.

#### DECLARATIONS

1. Declarant hereby declares that the accessory space associated with the detached garage building shall be an accessory use to and part of the primary residence on the Property, and shall not be used in a fashion as to constitute a separate residential unit. Said living area, as an accessory use, shall not be permitted to contain cooking facilities. Said accessory living area shall not be leased, rented, or used separate from the primary residence on the Property. Use of the accessory space associated with the garage building 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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APPROVED AS TO FORM:



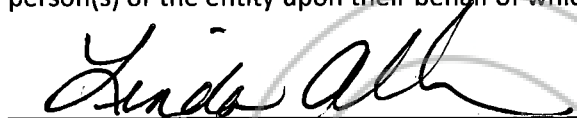
7/27/15

Tahoe Regional Planning Agency

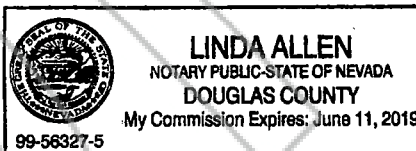
STATE OF NEVADA )

COUNTY OF DOUGLAS )

On this 27<sup>th</sup> day of July, 2015, before me, Linda Allen, Notary Public, personally appeared David Landry, 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) executed the instrument.



NOTARY PUBLIC



END OF DOCUMENT