



KAREN ELLISON, RECORDER

**RECORDING REQUESTED BY:**

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

**WHEN RECORDED MAIL TO:**

Tahoe Regional Planning Agency  
Post Office Box 5310  
Stateline, Nevada 89449  
Attention: Tiffany Good, Senior Planner  
TRPA File No. ERSP2015-0779

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR COVERAGE TRANSFER ("DEED RESTRICTION")  
TO BE RECORDED AGAINST APN 016-600-13**

This Deed Restriction is made this 8<sup>th</sup> day of September, 2015, by Jared Pool ("Pool") and Lauren K. Danuser, as joint tenants (Hereinafter "Declarants").

**RECITALS**

1. Declarants are the owners of certain real property located in Douglas County, State of Nevada, described as follows:

Parcel I:

Lot 15, Block B, as shown on the map of ZEPHYR HEIGHTS SUBDIVISION NO. 4 filed in the office of the County Recorder of Douglas County, State of Nevada on June 7, 1955, Document No. 10441

Parcel II:

A non exclusive access easement by the Zephyr Cove Utility District as set forth in an instrument recorded November 16, 1992 in Book 1192, Page 2331 as Document No. 293093 of Official Records

Said parcels were recorded in Document Number 799154, on March 20, 2012, in the Official Records of Douglas County, Nevada and having Assessor's Parcel Number 016-600-13-10 (Hereinafter "Sending Parcel").

2. Declarant received approval from the Tahoe Regional Planning Agency (TRPA) on June 26, 2015 to construct a new three-story, 605 square foot detached garage with a covered stairwell with 640 square feet of living space above.

3. As a condition of the above approval, Chapter 21 of the TRPA Code of Ordinances requires the appropriate deed restriction be recorded documenting the limits to the use of the living area above the garage.

## DECLARATIONS

1. The living area over the garage is and shall be an accessory use to the primary residence it is attached to on the Property, and shall not be used in a fashion as to constitute a separate residential unit. The living area over the garage, as an accessory use, shall not be permitted to contain cooking facilities. The living area shall not be leased, rented, or used separate from the primary residence to which it is attached on the Property. Use of the living area over the garage 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.
4. 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.

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

Declarant's Signature: \_\_\_\_\_

MP

Dated: 9/8/2015

Jared Pool

STATE OF Arizona )  
  ) SS.  
COUNTY OF Maricopa )

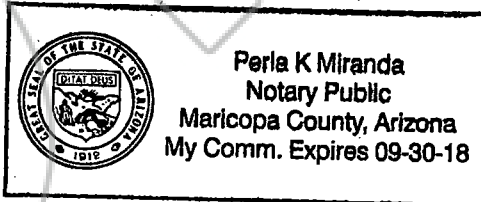
On September 8<sup>th</sup>, 2015, before me, Perla K. Miranda, Notary Public, personally appeared Jared Pool, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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 behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: \_\_\_\_\_

Perla K. Miranda



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

Declarant's Signature:

*Lauren K. Danuser*  
Lauren K. Danuser

Dated: 9/8/15

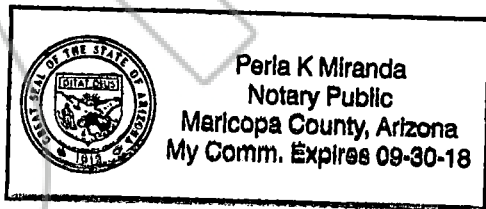
STATE OF Arizona )  
                                  ) SS.  
COUNTY OF Maricopa )

On September 8<sup>th</sup>, 2015, before me, Perla K. Miranda, Notary Public, personally appeared Lauren K. Danuser, who proved to me on the basis of satisfactory evidence to be the person(s) 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 behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature: *Perla K. Miranda*



APPROVED AS TO FORM:

Wendy Jepson 8/26/15  
Tahoe Regional Planning Agency

STATE OF NEVADA )  
 ) SS.  
COUNTY OF DOUGLAS )

On August 26, 2015, before me Kimberly L. Hern, Notary Public, personally appeared Wendy Jepson, who proved to me on the basis of satisfactory evidence to be the person(s) 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 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.

Signature: Kimberly L. Hern

