



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: Julie Roll, Associate Planner
TRPA File No. ERSP2016-0311

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
CONCERNING THE USE OF THE ACCESSORY GUEST CABINS AND STORAGE STRUCTURE ("DEED
RESTRICTION") TO BE RECORDED AGAINST ASSESSOR PARCEL NUMBER (APN)
1318-10-310-013**

This Deed Restriction is made by Michael B. Gordon and Loren K. Gordon, Trustees of the Michael and Loren Gordon Family Trust u/t/a dated March 6, 2003, as amended, as to an undivided 50% interest, and Jeffrey S. Gordon and Lisa P. Gordon, Trustees of the Jeff and Lisa Gordon Trust u/t/a dated September 14, 2004, as amended, as to an undivided 50% interest, all as tenants in common. (Hereinafter "Declarant").

RECITALS

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

Parcel 1:

Lot 11, in Block F, of ZEPHYR COVE PROPERTIES, in Section 10, Township 13 North, Range 18 East, M.D.B. & M., according to the official map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on August 5, 1926.

Parcel 2:

All that portion of Lot 10, in Block F, West of a line parallel to and distance 37.5 feet perpendicular easterly from the boundary line and its extension common to Lots 10 and 11 in Block F as said lots are set forth on that certain amended map of ZEPHYR COVE PROPERTIES, in Section 10, Township 13 North, Range 18 East, approved by the board of County Commissioners of Douglas County August 5, 1929 and filed in the office of the County Recorder of Douglas County, Nevada, on August 5, 1929.

Said parcel was recorded in Document Number 2015-868825, on August 28 2015, in the Official Records of Douglas County, California, and having Assessor's Parcel Number 1318-10-310-013. (Hereinafter "Property")

2. The Declarant has received approval from the Tahoe Regional Planning Agency (hereinafter "TRPA") on April 14, 2016 to rebuild a single family property, consisting of a main residence, two accessory guest cabins, and a storage structure with 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 guest cabins and storage structure 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 guest cabins and additional living area above the storage structure 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, Declarants have executed this Deed Restriction this the day and year written below.

Declarant's Signature:

[Handwritten Signature]

Dated: 5/3/16

Jeffrey S. Gordon, Trustee
Jeff and Lisa Gordon Trust

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Washington
COUNTY OF Clallam SS.

On May 4, 2016 before me, Jeffrey S. Gordon a Notary Public, personally appeared _____

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.

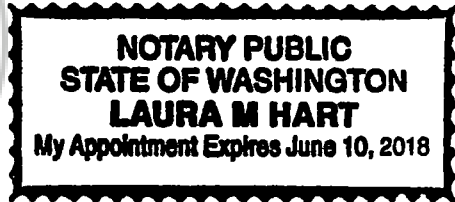
I certify under PENALTY OF PERJURY under the laws of the State of Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature] (Seal)

Name: Laura M. Hart

(typed or printed)



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

Declarant's Signature:

Lisa P. Gordon

Dated: 5-3-16

Lisa P. Gordon, Trustee
Jeff and Lisa Gordon Trust

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
) SS.
COUNTY OF _____)

On May 4, 2016 before me, Lisa P Gordon a Notary Public,
personally appeared _____

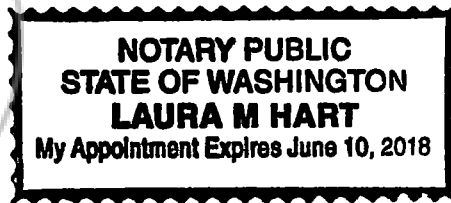
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 Washington that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Laura M Hart (Seal)

Name: Laura M Hart
(typed or printed)



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

Declarant's Signature:

Michael B Gordon

Dated: 5/5/16

Michael B. Gordon, Trustee
Michael and Loren Gordon Family Trust

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STATE OF CA)
COUNTY OF Santa Clara) ss.

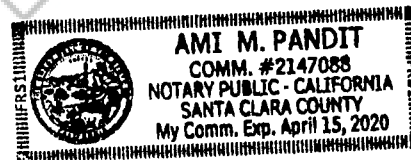
On 5th may 2016 before me, Ami m. Pandit a Notary Public, personally appeared Michael B. Gordon who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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 CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: AmPandit (Seal)

Name: Ami m. Pandit, notary Public
(typed or printed)



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

Declarant's Signature:

Loren Gordon

Dated: 05-05-16

Loren Gordon, Trustee
Michael and Loren Gordon Family Trust

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STATE OF CA)
) SS.
COUNTY OF Santa Clara)

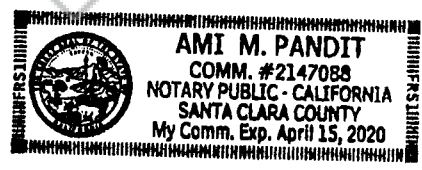
On 5th May 2016 before me, Ami M. Pandit a Notary Public,
personally appeared Loren Gordon
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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 CA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: AmPandit (Seal)

Name: Ami M. Pandit, Notary Public
(typed or printed)



APPROVED AS TO FORM:

Theresa Avance

Dated: 4/28/16

Tahoe Regional Planning Agency

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

On April 28, 2016 before me, Kimberly L. Hern a Notary Public, personally appeared Theresa Avance

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 (Seal)

Name: Kimberly L. Hern
(typed or printed)

