



KAREN ELLISON, RECORDER

APN# n/a

Recording Requested by/Mail to:

Name: Gunderson Law Firm

Address: 3895 Warren Way

City/State/Zip: Reno, NV 89509

Mail Tax Statements to:

Name: Gunderson Law Firm

Address: 3895 Warren Way

City/State/Zip: Reno, NV 89509

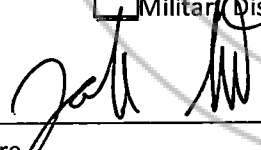
CONDITIONS, COVENANTS AND RESTRICTIONS

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)



Signature

John R. Funk, Esq.

Printed Name

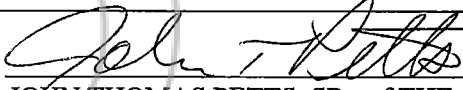
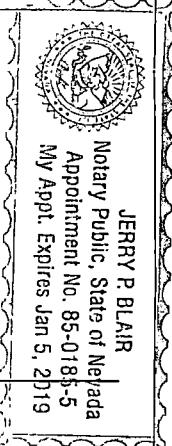
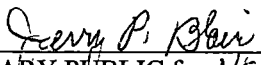
This document is being (re-)recorded to correct document # _____, and is correcting

CONDITIONS, COVENANTS, AND RESTRICTIONS

JOHN THOMAS PETTS, SR. AND THERESA PETTS, as Trustees of THE PETTS FAMILY 1993 REVOCABLE TRUST (the "Petts Trust") owns the residence located at 17 Manzanita Court Stateline, Nevada 89449 ("Unit 17"). In October 2007, Unit 17, Unit 18, Unit 19, and Unit 20 (collectively, the "Properties") were destroyed by a fire. The Properties were reconstructed. When the Properties were reconstructed, the Tahoe Douglas Fire Protection District (the "Fire District") required that a fire sprinkler system be installed in the Properties. A fire sprinkler system was installed in the Properties and has experienced leaks. The owners of the Properties allege the fire sprinkler system when installed was defective, and/or unsuitable for the intended use and purpose in numerous ways as a wet system as described in the Fire Engineering report.

For good cause, the Fire District granted the owner of Unit 17 an accommodation for an alternate means of fire protection instead of the wet system. The Fire District requires the existing sprinkler system remain in place, serviceable as a dry system that may be charged and pressurized by the Fire District only in the event of a fire. The system shall have a Fire Department Connection ("FDC") added for responding engines to make the connection and supply water. The FDC location shall be signed with 1 inch letters at an approved readily accessible location. Additionally, the owner of Unit 17 shall have a fire alarm system installed and monitored by a third-party dispatch center. The owner of Unit 17 must register the alarm system with the compliance engine program for the Tahoe Douglas Fire Protection District to ensure the fire alarm coverage is continuously maintained. This document shall be recorded with the Douglas County Recorder's office.

The owner of Unit 17 acknowledges the Fire District will not charge or pressurize the dry fire sprinkler system except during a fire. The integrity of the system under pressure may or may not leak or discharge water in adjoining areas and damage may or may not occur from the use of the system for which the Fire Department will not be held liable should such damage occur. The Petts Trust and each successor in interest for Unit 17 shall maintain these requirements at all times and in perpetuity unless alleviated from doing so by the Fire District.

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| DATED this <u>01</u> day of November, 2016. |  JOHN THOMAS PETTS, SR., of THE PETTS FAMILY 1993 REVOCABLE TRUST |
| STATE OF <u>NEVADA</u>))ss. COUNTY OF <u>DOUGLAS</u>) |  |
| This instrument was acknowledged before me on November <u>01</u> , 2016 by JOHN THOMAS PETTS, SR. as Trustee of the PETTS FAMILY 1993 REVOCABLE TRUST |  NOTARY PUBLIC for <u>NEVADA</u> Commission Expires: 11/01/2016 <u>01/05/2019</u> |

