

APN: 1219-14-002-005
1219-14-002-003

DOUGLAS COUNTY, NV **2017-895273**
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\$17.00 Pgs=4 **02/28/2017 01:36 PM**
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

After recordation,
return to Declarant at:
Allan Day Sapp & Patricia Jean Sapp
Co-Trustees,
850 Sheridan Lane
Gardnerville, NV 89460
2516341 SC (acch) 1

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**DECLARATION OF PROTECTIVE COVENANTS,
RESTRICTIONS AND VIEW EASEMENT**

THIS DECLARATION is made effective December 31, 2016 by Allan D. and Patricia J, Sapp, as Co-Trustees of the Allan and PJ Sapp Family Trust dated May 13, 2008, hereinafter referred to as the "Declarant".

RECITALS

1. Declarant is the owner of those properties located in Douglas County, Nevada, having the APN's of 1219-14-002-005 and 1219-14-002-003, also referred to as 845 Sheridan Lane and 850 Sheridan Lane, respectively. 845 Sheridan Lane is also referred to as "Adjusted Parcel 2" on the Record of Survey dated January 4, 1996 and filed in the Official Records of Douglas County at page 787, Document Number 378278. Adjusted Parcel 2 is more particularly described in Exhibit "A" which is attached hereto and made a part hereof.

2. Declarant declares that the Exhibit "A" property shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved subject to the provisions of this Declaration.

COVENANTS AND RESTRICTIONS

The Exhibit "A" property shall be governed by the following covenants and restrictions:

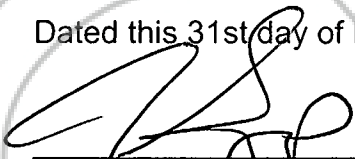
1. **Structure Height.** No structure, fence, berm, landscaping or equipment shall be erected on the property greater than six feet in height above the undisturbed ground level. This restriction is intended to preserve the view from the exist-

ing residence on APN 1219-14-002-003. Adjusted Parcel 2 shall be held, used and owned subject to a view easement in which it is the servient tenement and APN 1219-14-002-003 is the dominant tenement.

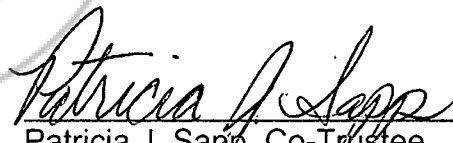
2. **Temporary Structures.** No structure of temporary character, including but not limited to, tents, shacks, garages, barns or other buildings, shall be used on or permitted to be placed upon the land either temporarily or permanently. Storage of vehicles, either temporarily or permanently is prohibited.
3. **Fencing.** All fencing, either on the perimeter of the property or within the body of the parcel, is to be of low visual impact. Fencing of a white, or off-white color is not allowed.
4. **Use.** The land is to be used for "Animal keeping" or "Limited agricultural use" as defined by Douglas County Code section 20.660.160.
5. **Restricted Access Area.** The westerly (approximately) one acre of Adjusted Parcel 2, as shown on Exhibit "B" shall be considered a restricted access area to benefit APN 1219-14-002-003. This restriction is to provide a physical buffer between the existing residence on APN 1219-14-002-003 and the agricultural activities or animals located on the remainder of Adjusted Parcel 2. Permitted uses on the restricted access area are only natural vegetation, temporary storage of yard cleanup materials or landscaping. Storage of vehicles, construction materials (or any other non-natural materials), any usage for animals or livestock, fencing or storage facilities are expressly prohibited.

This Declaration shall remain in force for a period of twenty-five (25) years, expiring on December 31, 2041. Upon expiration of this Declaration, all covenants, restrictions and exclusive uses provided for in this document shall be removed from Adjusted Parcel 2

Dated this 31st day of December, 2016



Allan Day Sapp, Co-Trustee
Allan and PJ Sapp Family Trust



Patricia J. Sapp, Co-Trustee
Allan and PJ Sapp Family Trust

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EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

PARCEL 1:

ALL THAT CERTAIN LOT, PIECE, PARCEL OR PORTION OF LAND SITUATE, LYING AND BEING WITHIN THE WEST ½ OF SECTION 14, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF PARCELS 1, 2 AND 3 AS SHOWN ON THE PARCEL MAP LODATO PARCELS FILED FOR RECORD IN BOOK 687, PAGE 3496, AS DOCUMENT NO. 157268, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 3 AS SHOWN ON THE AFORESAID MAP; THENCE ALONG THE SOUTHWESTERLY LINE OF PARCELS 2 AND 3 OF SAID MAP NORTH 24°47'53" WEST A DISTANCE OF 217.67 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE NORTH 24°47'53" WEST A DISTANCE OF 117.67 FEET TO THE SOUTHWESTERLY CORNER OF AFORESAID PARCEL 1; THENCE LEAVING SAID LINE NORTH 70°19'13" EAST A DISTANCE OF 632.57 FEET; THENCE NORTH 00°00'00" EAST A DISTANCE OF 167.20 FEET; THENCE NORTH 78°28'21" EAST A DISTANCE OF 424.88 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 3; THENCE ALONG SAID LINE SOUTH 25°05'38" EAST A DISTANCE OF 110.67 FEET; THENCE LEAVING SAID LINE SOUTH 40°24'04" WEST A DISTANCE OF 306.51 FEET; THENCE SOUTH 70°37'51" WEST A DISTANCE OF 779.54 FEET; THENCE NORTH 24°47'53" WEST A DISTANCE OF 50.00 FEET; THENCE SOUTH 65°12'07" WEST A DISTANCE OF 60.00 FEET TO THE TRUE POINT OF BEGINNING.

THE BASIS OF BEARING OF THIS DESCRIPTION IS THE SOUTHEASTERLY LINE OF PARCEL 3, WHICH BEARS NORTH 70°37'51" EAST AS SHOWN ON THE PARCEL MAP LODATO PARCELS FILED FOR RECORD IN BOOK 687, PAGE 3496, AS DOCUMENT NO. 157268, OF OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JULY 26, 1999 IN BOOK 799, PAGE 4449 AS INSTRUMENT NO. 473196.

THE ABOVE DESCRIBED IS ALSO DESIGNATED AS ADJUSTED PARCEL 2 ON RECORD OF SURVEY FILED JANUARY 6, 1996 AS FILE NO. 378278.

PARCEL 2:

PRIVATE ACCESS AND PUBLIC UTILITY EASEMENT AS SET FORTH IN EASEMENT DEED FROM ARCHIBALD HART, ET UX TO JOSEPH S. LODATO, RECORDED JUNE 8, 1995 IN BOOK 695, PAGE 1090, AS DOCUMENT NO. 363671.

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