

RECORDING REQUESTED BY:
TAHOE REGIONAL PLANNING AGENCY
Post Office Box 5310
Stateline, Nevada 89449



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
TAHOE REGIONAL PLANNING AGENCY
Post Office Box 5310
Stateline, Nevada 89449
Attention: Aly Borawski
TRPA File No. ERSP2017-0947

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
CONCERNING THE USE OF THE DETACHED ACCESSORY
GARAGE AND LIVING AREA ABOVE ("DEED RESTRICTION")
TO BE RECORDED AGAINST ASSESSOR'S PARCEL NUMBER (APN) 1318-23-610-042**

This Deed Restriction is made this 12th day of October, 2017 by Robert King and Andrea King, husband and wife as joint tenants with right of survivorship and not as tenants in common (hereinafter "Declarants").

RECITALS

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

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

Lot 28, in Block B, of Lakewood Knolls Annex, according to the Map thereof filed for record in the Office of the County Recorder of Douglas County, Nevada, on May 12, 1959, as Document No. 14378.

Said parcel was recorded under document number 2015-859266, on March 26, 2015, from First American Title Insurance Company, having Assessor's Parcel Number 1318-23-610-042, and hereinafter referred to as the "Property."

2. The Declarant has received approval from the Tahoe Regional Planning Agency (hereinafter "TRPA") on October 6, 2017, to construct a detached residential accessory garage building with living area above on the Property. Said detached garage building with living area above will have a restroom, bedroom, living room, deck, and shall be an accessory to the primary single family use associated with the Property.
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 of the TRPA Code of Ordinances requires that the deed restriction be recorded documenting the limits to the use of the detached garage with living area above.


DECLARATIONS

1. Declarant hereby declares that the detached garage building with living area above shall be an accessory use to and part of the primary residence on the Property, and shall not be used independent of the primary resource or otherwise used in a fashion as to constitute a secondary residence or separate residential unit. The detached garage building and living space above, as an accessory, shall not be permitted to contain cooking facilities and shall not be leased, rented, or used separately from the primary residence on the Property. Use of the detached garage building and living area above as a separate independent residential unit or commercial facility shall constitute a violation of the TRPA approval. The detached garage building and living area above, shall not be used for any commercial purposes, and shall only be permitted as an accessory structure to the primary residence on the Property.
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 TRPA 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, Declarant has executed this Deed Restriction this the day and year written below.

Declarant's Signature:


Robert King

Dated: 10.12.17

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 October 12, 2017, before me, Sherree K. Ashapa a Notary Public,
personally appeared Robert King,
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.

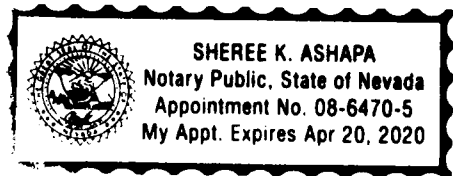
I certify under PENALTY OF PERJURY under the laws of the State of NEVADA that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

(Seal)

Name: SHEREE K ASHAPA
(typed or printed)



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

Declarant's Signature:

Andrea King
Andrea King

Dated: 10/12/17

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 October 12, 2017, before me, Sherie K. Ashapa a Notary Public, personally appeared Andrea King 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: Sherie K. Ashapa (Seal)

Name: SHEREE K. ASHAPA
(typed or printed)



APPROVED AS TO FORM:

Wendy Sepson

Dated: 10-9-17

Tahoe Regional Planning Agency

wendy Sepson, Current Planning Manager

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 October 9, 2017 before me Kimberly L. HERN a Notary Public,
personally appeared wendy Sepson

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)

