



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
Attn: Jennifer Self, Associate Planner
TRPA File # ERSP2017-0306

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS CONCERNING
THE USE OF THE LIVING AREA ABOVE THE GARAGE ("DEED RESTRICTION")
TO BE RECORDED AGAINST APN 1418-27-810-051**

This Deed Restriction is made this 12th day of October, 2017 by Philippe Izsak and Marta Escobar husband and wife as joint tenants (hereinafter "Declarants").

RECITALS

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

Lot 34, as show on the map of Cave Rock Estates, Unit No. 1, according to the official map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on January 3, 1962, as File No. 19323, Official Records.

Said parcel was recorded in a Grant, Bargain, Sale Deed, Document Number 2015-869285 on September 8, 2015, in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1418-27-810-051.

2. Declarants received approval from the Tahoe Regional Planning Agency (TRPA) on June 7, 2017 to modify an existing single family dwelling located at 1328 Cave Rock Drive in Douglas County, Nevada. (APN 1418-27-810-051). This approval will also serve to bring the existing accessory living area above the detached garage into compliance with TRPA Code of Ordinances Section 21.3.6. Said garage and living area is to be accessory to the primary single family use associated with the Property and shall not be used as a separate residential unit per TRPA Code of Ordinances.

3. 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.

4. Subsection 21.3.6 of the TRPA Code of Ordinances requires the appropriate deed restriction be recorded documenting the limits to the use of the accessory living area on the second level of the garage.

DECLARATIONS

1. Declarant hereby declares that the living area above the garage is and shall be an accessory use to and part of the primary residence on the Property, and shall not be used in a fashion as to constitute a separate residential unit per TRPA Code of Ordinances. Said living area, as an accessory use, shall not be permitted to contain cooking facilities, and shall not contain both a wet bar and bathing facilities. Either a wet bar or bathing facilities is permissible. Said living area shall not be leased, rented, or used separate from the primary residence on the Property. Use of the living area above 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.

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

Declarant's Signature:

Philippe Izsak
Philippe Izsak

Dated: 09/25/2017

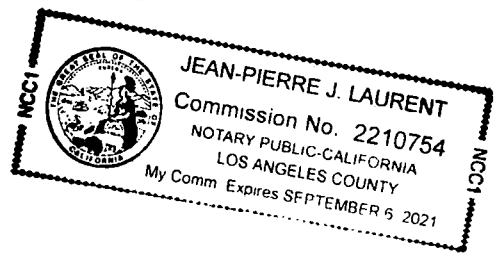
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles SS.

On 09-25-2017 before me, Jean-Pierre J. Laurent a Notary Public, personally appeared Philippe Bernard IZSAK 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 California, that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature: [Signature] (Seal)
Name: Jean-Pierre J. LAURENT
(typed or printed)



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

Declarant's Signature:

[Handwritten Signature]
Marta Escobar

Dated: 9/25/17

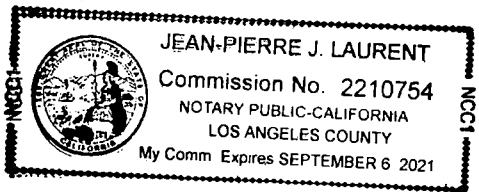
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF Los Angeles SS.

On 09-25-2017, before me, Jean-Pierre J. Laurent a Notary Public, personally appeared Marta Cecilia Escobar ~~and [unclear]~~ [initials] 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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature: [Handwritten Signature] (Seal)
Name: Jean-Pierre J. Laurent



APPROVED AS TO FORM:

Wendy Jepson
Tahoe Regional Planning Agency

Dated: 9-6-17

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 Sept. 6, 2017 before me, Kimberly L. Hern a 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 (Seal)
Name: Kimberly L. Hern
(typed or printed)

