

When Recorded Mail to:
ROWE & HALES, LLP
JAMES R. HALES, ESQ.
Post Office Box 2080
Minden, NV 89423



KAREN ELLISON, RECORDER

Send Tax Statements To:
Sue Wilson
P.O. Box 286
Genoa, NV 89411

APN 1220-31-001-002

AMENDED COVENANTS, CONDITIONS AND RESTRICTIONS

These Amended Covenants, Conditions and Restrictions are entered into on this 23 day of October 2017 by Merie Sue Wilson, as trustee of the Merie Sue Wilson Trust (“Wilson”), owner of that certain real property situated in Douglas County, Nevada, more particularly described in Exhibit “A” attached hereto, and by reference incorporated herein (hereafter referred to as “the Property.”)

RECITALS

This Agreement is made and entered into with reference to the following facts:

- A. WHEREAS, Wilson is the owner of the Property; and
- B. WHEREAS, Wilson anticipates filing a parcel map that will divide the Property into four distinct parcels; and,
- C. WHEREAS, Wilson desires to burden each lot in a manner that will preserve and protect each lot and provide some uniformity in the use of the lots;
- D. WHEREAS, on October 18, 2017 Wilson Recorded CC&R’s, but those CC&R’s did not include all of her desired covenants, conditions and restrictions.

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NOW THEREFORE, in consideration of the mutual covenants and conditions, set forth herein, Wilson declares that this CC&R's shall replace the previously reworded CC&R's and further declares as follows:

1. No cattle guard shall be installed on any common use driveway.
2. All surface water rights currently appurtenant to the land shall remain with the land. The water will be apportioned to the parcels created in the parcel map in proportion to the acreage of each parcel.
3. All utilities serving each parcel shall be placed underground.
4. Unless agreed to by all subsequent owners of the parcels that will be created, in order to provide for the orderly irrigation of the Property, and each parcel created on the Property, the owners of the parcels shall identify by majority vote a single individual to irrigate the land. The irrigator may be an owner, or a third party. The distribution of the water to the various lots shall be done in a manner that assures that each lot receives its apportioned water and receives it in a manner determined by the irrigator. The parcel owners shall cooperate with each other to maximize the use of the water appurtenant to the land.
5. The access to the parcel from Dressler Lane, known as Westside Lane, shall be preserved as a private easement and no public use or access shall be allowed, except as to any horse boarding and training business or other agricultural use. No gates or other impediments across said easement shall be allowed.
6. The owner of the Property shall be responsible for and obligated to pay a *pro rata* share of the reasonable and necessary costs to repair and maintain Westside Lane, but only proportional to the part of Westside Lane actually used to access the Property. If the Property is divided into parcels, each owner of each parcel shall be responsible for and obligated to pay a *pro rata* share of the reasonable and necessary costs to repair and maintain Westside Lane, but only proportional to the part of Westside lane actually used to access that owner's parcel.
7. The use of individual sewage disposal systems is limited to alternative systems to be approved and permitted by the Douglas County Building Division prior to obtaining a

building permit. The owner is solely responsible for continued yearly maintenance of the ISDS per the manufacture's specifications.

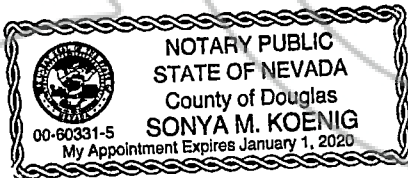
8. Douglas County has declared it a policy to protect and encourage agricultural operations. If your property is located near an agricultural operation, you may at some time be subject to inconvenience or discomfort arising from agricultural operations. If conducted in a manner consistent with proper and accepted standards, these inconveniences and discomforts do not constitute a nuisance for purposes of the Douglas County Code.

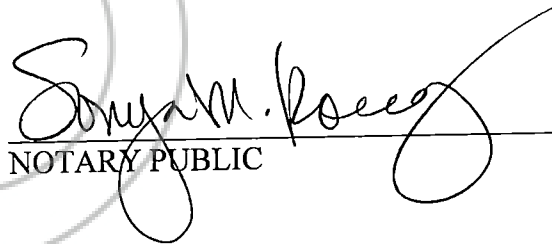
DATED this 23 day of October, 2017.


Merie Sue Wilson

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 23rd day of October, 2017 by Merie Sue Wilson, as trustee of the Merie Sue Wilson Trust.




NOTARY PUBLIC

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

All that certain lot, piece, parcel or portion of land situate, lying and being within the NE 1/4 of Section 31, Township 12 North, Range 20 East, M. D. M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcels A and B of the Map of Division of Land into Large Parcels for Ronald Ricci and Jack Martin, filed for record in Book 498 at page 103 as document number 436384, Official Records of Douglas County, Nevada described as follows:

COMMENCING at the Northwest corner of Parcel A as shown on the aforesaid map; thence along the North line of Parcel A North 89°54'15" East a distance of 1,361.70 feet to the POINT OF BEGINNING; thence continuing along the said line North 89°54'15" East a distance of 1,242.03 feet to the Northeast corner of aforesaid Section 31; thence along the east line of said section South 00°03'00" West a distance of 2,657.08 feet to the Southeast corner of aforesaid Parcel B; thence along the South line of Parcel B North 89°56'56" West a distance of 1,425.77 feet to the South West corner of Parcel B; thence along the West line thereof North 00°04'01" West a distance of 1,214.43 feet; thence leaving said line North 89°53'08" East a distance of 189.16 feet; thence North 00°04'01" West a distance of 1,438.93 feet to the POINT OF BEGINNING,

Said premises more fully shown as adjusted Parcel B set forth on that certain Record of Survey Plat Supporting a Boundary Line Adjustment Recorded June 10, 1998 in Book 698, Page 2521, as Document No. 441711.

A.P.N. 31-020-670

Subject to an easement, thirty feet in width, for all public purposes, adjacent to and Southerly of the Northerly boundary of this parcel.

EXHIBIT A

Together with all water rights, surface or ground,
permitted, certificated, adjudicated, or vested, as well as all
seeps, springs, and other rights to water, of any nature
whatsoever, appurtenant to or historically used on the property.

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