



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
Attention: Aly Borawski, Associate Planner
TRPA File No. TRAN2018-0468

**DECLARATION OF COVENANTS, CONDITIONS AND
RESTRICTIONS FOR TRANSFER OF RESIDENTIAL UNIT OF USE
("DEED RESTRICTION") TO BE RECORDED AGAINST
ASSESSOR'S PARCEL NUMBER (APN) 1318-10-310-078**

This Deed Restriction is made this 8th day of November, 2018, by Duane Alan Collins and Joan L. Collins, as Trustees of the Duane & Joan Collins Family Revocable Trust (Hereinafter "Declarant").

RECITALS

1. Declarant is authorized to transfer a residential unit of use from certain real property located in Douglas County, State of Nevada, described as follows:

See Exhibit "A".

Said parcel was recorded in Document Number 0733124 on November 14, 2008, in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1318-10-310-078 (hereinafter "Sending Parcel").

2. The Declarant has received approval from the Tahoe Regional Planning Agency (TRPA) on September 14, 2018 to transfer one (1) residential unit of use from the Sending Parcel to the Receiving parcel, described as follows:

See Exhibit "B".

Said parcel was recorded in Document Number 0794432 on December 16, 2011, in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1418-10-401-004 (hereinafter "Receiving Parcel").

3. Both the Sending Parcel and the Receiving Parcel are 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. As a condition of the above approval, Chapter 51 of the TRPA Code of Ordinances requires that the appropriate deed restriction be recorded documenting both the transfer of one (1) banked residential unit of use from the Sending Parcel, and the requirement that the Sending Parcel be restricted to reflect the use remaining thereon. The Deed Restriction must likewise document that the structure or facility accounting for the existing use on the Sending Parcel shall be or has been removed or modified and the land restored and maintained in as natural a state as possible, so as to eliminate the transferred development.

DECLARATIONS

1. Declarant hereby declares that, for the purpose of transferring one (1) banked residential unit of use, and applying TRPA ordinances relating to the transfer of existing development, the Sending Parcel described above is and shall be, deemed by TRPA to have transferred one (1) banked residential unit of use to the Receiving Parcel.
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 Sending parcel and the Receiving Parcel and shall be binding on the Declarant and Declarant's assigns and all persons acquiring or owning any interest in the Sending Parcel and the Receiving Parcel.
3. This Deed Restriction may not be modified or revoked 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.

APPROVED AS TO FORM:

Shannon Friedman
Tahoe Regional Planning Agency

Dated: 9/14/18

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 9-14-18 before me, Linda Allen a Notary Public,
personally appeared Shannon Friedman,
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: Linda Allen (Seal)

Name: Linda Allen
(typed or printed)



EXHIBIT "A"
Legal Description

All that certain real property situate in the County of **Douglas**, State of **NEVADA**, described as follows:

Lot 1 and Lot 11, in Block B, of ZEPHYR COVE PROPERTY, in Section 10, Township 13 North, Range 18 East, M.D.B. & M., as delineated on that certain map entitled "AMENDED MAP OF ZEPHYR COVE PROPERTIES", in Section 10, Township 13 North, Range 18 East, filed in the office of the County Recorder of Douglas County, Nevada, on August 5, 1929.

APN: **1318-10-310-078**

