

APN: 1320-33-310-004



00084737201809240090060062

KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:**

CHICHESTER ESTATES PROPERTY OWNERS ASSOCIATION  
c/o FIRSTSERVICE RESIDENTIAL  
639 ISBELL RD., STE 280  
RENO, NV 89509

The party submitting this document for recording hereby Affirms this document does not contain the social security number of any person or persons. (Pursuant to NRS 239B.030)

**AGREEMENT FOR DEANNEXATION**

THIS AGREEMENT FOR DEANNEXATION is made effective this 19 day of DECEMBER, 2018, by CHICHESTER ESTATES PROPERTY OWNERS ASSOCIATION (the "Association"), a Nevada non-profit cooperative corporation, on the one hand; and HIGH SIERRA FELLOWSHIP, a Nevada non-profit corporation, on the other (collectively, the "Deannexing Property Owner" and with the Association, collectively the "Parties"), and is made with reference to the following facts:

- A. The Association was created under and in order to enforce a Declaration of Covenants, Conditions and Restrictions for Chichester Estates Property Owners Association dated September 7, 1995, hereinafter referred to as the "Declaration", which was recorded as Document No. 370296 in the Official Records of Douglas County, Nevada, on September 13, 1995.
- B. The Association was formed to, among other things, own or otherwise have rights with respect to the common area of the Project, as that term is defined in the Declaration.
- C. The Association desires to deannex and remove from the Project a certain parcel of real property owned, respectively, by the Deannexing Property Owner, and which is more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference, which is commonly referred to as Lot 124 (the "Subject Parcel") on that certain Final Subdivision Map of Chichester Estates Phase 1, recorded as Document No. 370215 in the Official Records of Douglas County, Nevada.
- D. Section 3.03 of the Declaration appears to allow property within the Project and subject to the Declaration to be deannexed therefrom with the consent of the owner of said property.

- E. To the extent this Agreement is deemed to amend the Declaration, except as otherwise provided in NRS 116.21175, and except in cases of amendments that may be executed by a declarant under subsection 5 of NRS 116.2109 or NRS 116.211, or by the association under NRS 116.1107, 116.2106, subsection 3 of NRS 116.2108, subsection 1 of NRS 116.2112 or NRS 116.2113, or by certain unit owners under subsection 2 of NRS 116.2108, subsection 1 of NRS 116.2112, subsection 2 of NRS 116.2113 or subsection 2 of NRS 116.2118, and except as otherwise limited by subsections 4, 7 and 8 of the Declaration, the Declaration, including any plats, may be amended by vote or agreement of unit owners representing at least a majority of the votes allocated under the Declaration, except for certain specified potential amendments of the Declaration not applicable here, which may require a higher percentage of approval.
- F. On November 10, 2018, the Board of Directors of the Association held their quarterly meeting and confirmed, in front of unit owners and the Association's management company, FirstService Residential, the approval of a total of 390 votes out of a possible 778 votes to deannex the Subject Parcel.
- G. The Board of Directors, at the same November 10, 2018 quarterly meeting, voted unanimously to deannex the Subject Parcel, as reflected in the approved Minutes from said meeting, attached hereto as Exhibit "B".

NOW, THEREFORE, the Parties hereby certify and declare that this Agreement for Deannexation shall become a part of the Declaration and shall run with the property subject to and encumbered by the Declaration and shall be binding on all parties having or acquiring any right, title or interest in the Association.

Accordingly, that certain real property more particularly described in Exhibit "A" to this Agreement, which is incorporated by this reference as if fully set forth herein, is hereby deannexed and removed from the Project and shall hereafter be free from the obligations, requirements, declaration, limitations, covenants, conditions and restrictions set forth in the Declaration.

*[The rest of this page is intentionally left blank]*

IN WITNESS WHEREOF, the Parties have executed this Agreement for Deannexation effective on the day and year first written above.

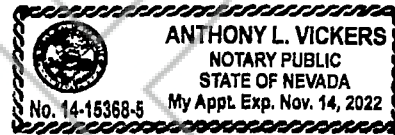
CHICHESTER ESTATES PROPERTY OWNERS ASSOCIATION

By: Robert Stiles  
Robert Stiles, President

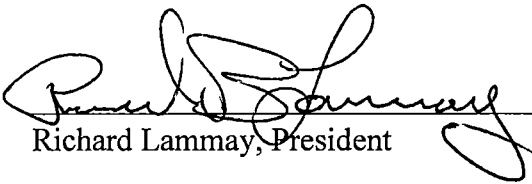
STATE OF NEVADA        )  
                                          )ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on DECEMBER 19, 2018, by Robert Stiles, in his capacity as President of CHICHESTER ESTATES PROPERTY OWNERS ASSOCIATION.

Anthony L. Vickers  
NOTARY PUBLIC

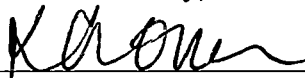


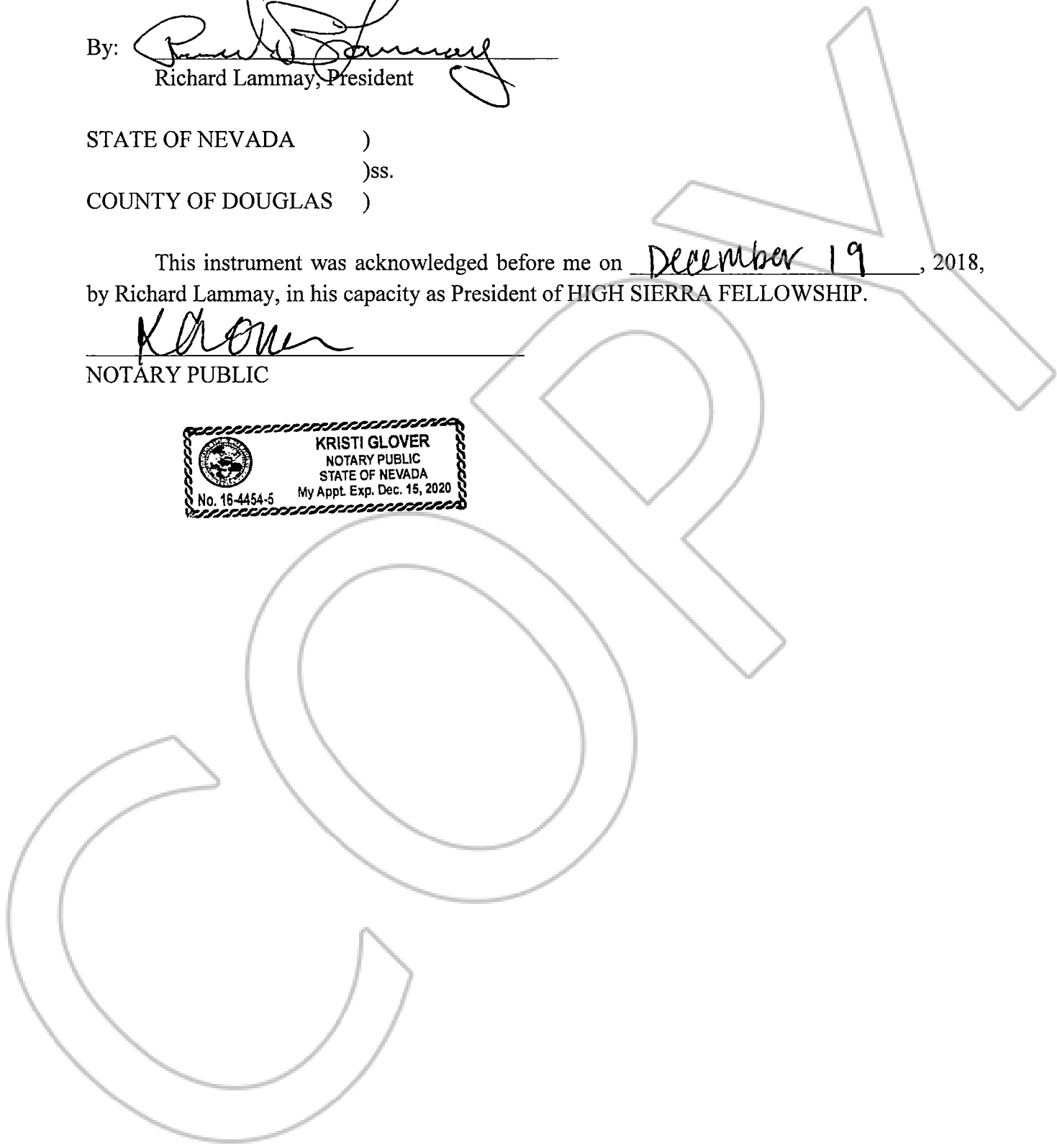
HIGH SIERRA FELLOWSHIP

By:   
Richard Lammay, President

STATE OF NEVADA        )  
                                          )ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on December 19, 2018,  
by Richard Lammay, in his capacity as President of HIGH SIERRA FELLOWSHIP.

  
NOTARY PUBLIC



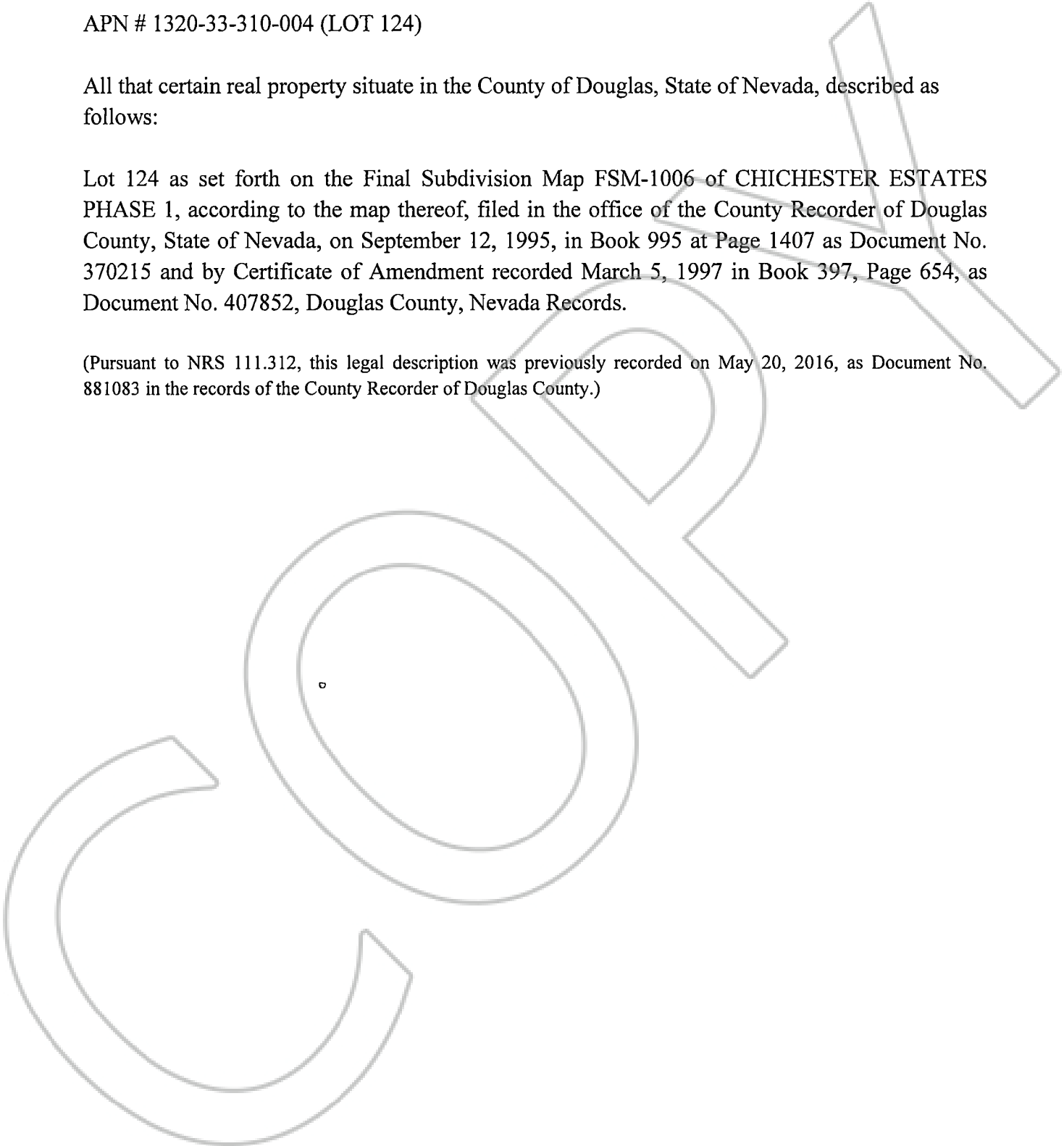
**EXHIBIT "A"**

APN # 1320-33-310-004 (LOT 124)

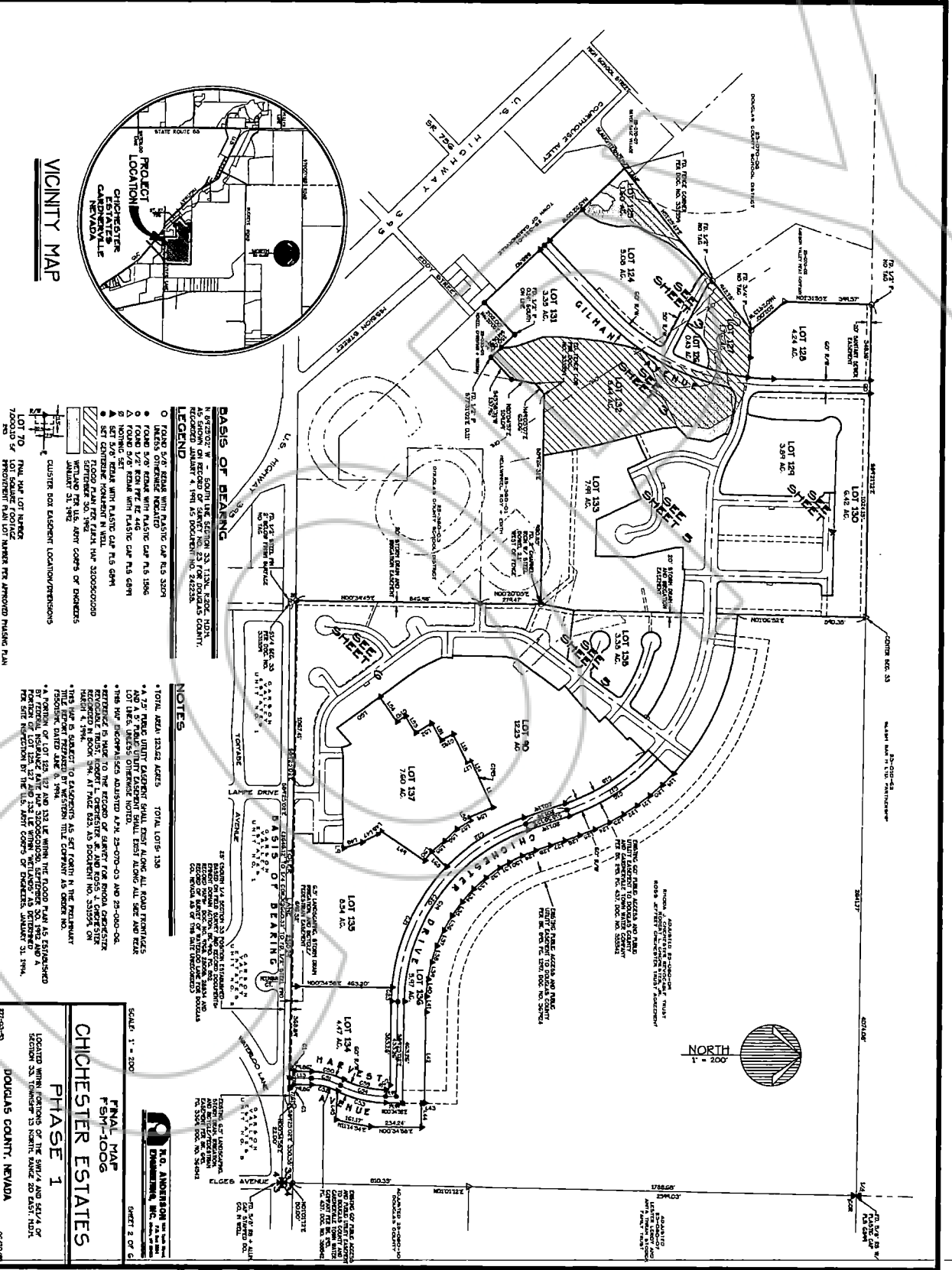
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 124 as set forth on the Final Subdivision Map FSM-1006 of CHICHESTER ESTATES PHASE 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 12, 1995, in Book 995 at Page 1407 as Document No. 370215 and by Certificate of Amendment recorded March 5, 1997 in Book 397, Page 654, as Document No. 407852, Douglas County, Nevada Records.

(Pursuant to NRS 111.312, this legal description was previously recorded on May 20, 2016, as Document No. 881083 in the records of the County Recorder of Douglas County.)



RECORDED IN PLACER COUNTY RECORDED BOOK NO. 242328  
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**BASIS OF BEARING**  
N 89°00'00" E 85.70' TO CORNER OF SECTION 23, T11N, R22E, N01W AS SHOWN ON RECORD OF SURVEY NO. 237708 DOUGLAS COUNTY, RECORD 4, P. 14 AS DOCUMENT NO. 242328.

**LEGEND**

- ROAD 7/8" ROAD WITH PLASTIC CAP R.S. 3209
- ROAD 5/8" ROAD WITH PLASTIC CAP R.S. 3586
- ROAD 1/2" ROAD WITH PLASTIC CAP R.S. 3586
- ROAD 3/8" ROAD WITH PLASTIC CAP R.S. 3586
- SET 3/4" ROAD WITH PLASTIC CAP R.S. 3586
- ▲ SET DRIVEWAY HOUSING IN WALL
- ▨ EASEMENT
- ▧ EASEMENT PER R.S. 3200 & 3200-0202
- ▩ EASEMENT PER U.S. HIGHWAY CORRS OF RECORDS
- ▭ CLUSTER BOO EASEMENT LOCATION/DIMENSIONS
- ▭ TRAIL AND SET MARKER
- ▭ 120" X 120" LOT CORNER MARKER PER APPROVED PLASTIC PLAN PREPARED BY LOT MARKER PER APPROVED PLASTIC PLAN

**NOTES**

- \* TOTAL AREA 324.62 ACRES. TOTAL LOTS 136
- \* 36 PHASE 1 TRACTS. ALL 36 TRACTS ARE TO BE SOLD SEPARATELY AND A 5' ROAD ADJACENT SHALL BESET ALONG ALL SET AND ROAD LOT LINE, UNLESS OTHERWISE NOTED.
- \* THIS MAP INCORPORATES ADJUSTED A.P.N. 23-070-03 AND 23-040-04.
- \* ERECTOR IS NOT TO BE RESPONSIBLE FOR ERECTOR'S RESPONSIBILITY FOR THE PROJECT TO BE COMPLETED AS SHOWN ON THIS PLAN. AT THE TIME OF RECORDING THIS PLAN, THE ERECTOR HAS NOT YET OBTAINED ANY NECESSARY PERMITS FROM THE COUNTY ENGINEER OR FROM ANY OTHER AGENCIES. THE ERECTOR IS NOT RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS FROM ANY AGENCIES.
- \* THIS MAP IS SUBJECT TO ERECTOR'S AS SET FORTH IN THE PRELIMINARY TITLE REPORT PREPARED BY WESTERN TITLE COMPANY AS ORDER NO. 3200000002 DATED JAN 5, 1994. THIS IS THE BASIS PLAN AS ERECTOR'S BASIS OF BEARING AND ALL SET AND ROAD LOT LINE WITHIN WELLSVILLE IS DETERMINED BY THE BOUNDARIES OF THE WELLSVILLE TRACT AS SHOWN ON THE RECORDS OF SURVEY OF DOUGLAS COUNTY, PLACER COUNTY, NEVADA, RECORD 12, 1994.

SCALE: 1" = 200'

**CHICHESTER ESTATES**

**PHASE 1**

FINAL MAP  
FSM-1006

LOCATED WITHIN PORTIONS OF THE SW 1/4 AND SE 1/4 OF SECTION 23, TOWNSHIP 11 NORTH, RANGE 22 EAST, N11W, DOUGLAS COUNTY, NEVADA 89230-44

27-03-93

R.O. ANDERSON  
ENGINEER  
3410 N. WALKER AVE.  
SHEPHERD AVENUE  
CAMDENVILLE, NV 89203



Document #370215