

APN: 1320-33-310-005  
1320-33-310-006  
1320-33-310-002  
1320-33-412-001



00084738201809240100060069

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 the TOWN OF GARDNERVILLE, an unincorporated town in Douglas County, Nevada, 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 certain parcels of real property owned, respectively, by the Deannexing Property Owner, and which are more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference, which are commonly referred to as Lots 125, 127, 131, and 132 (the "Subject Parcels") 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 Parcels.
- G. The Board of Directors, at the same November 10, 2018 quarterly meeting, voted unanimously to deannex the Subject Parcels, 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.

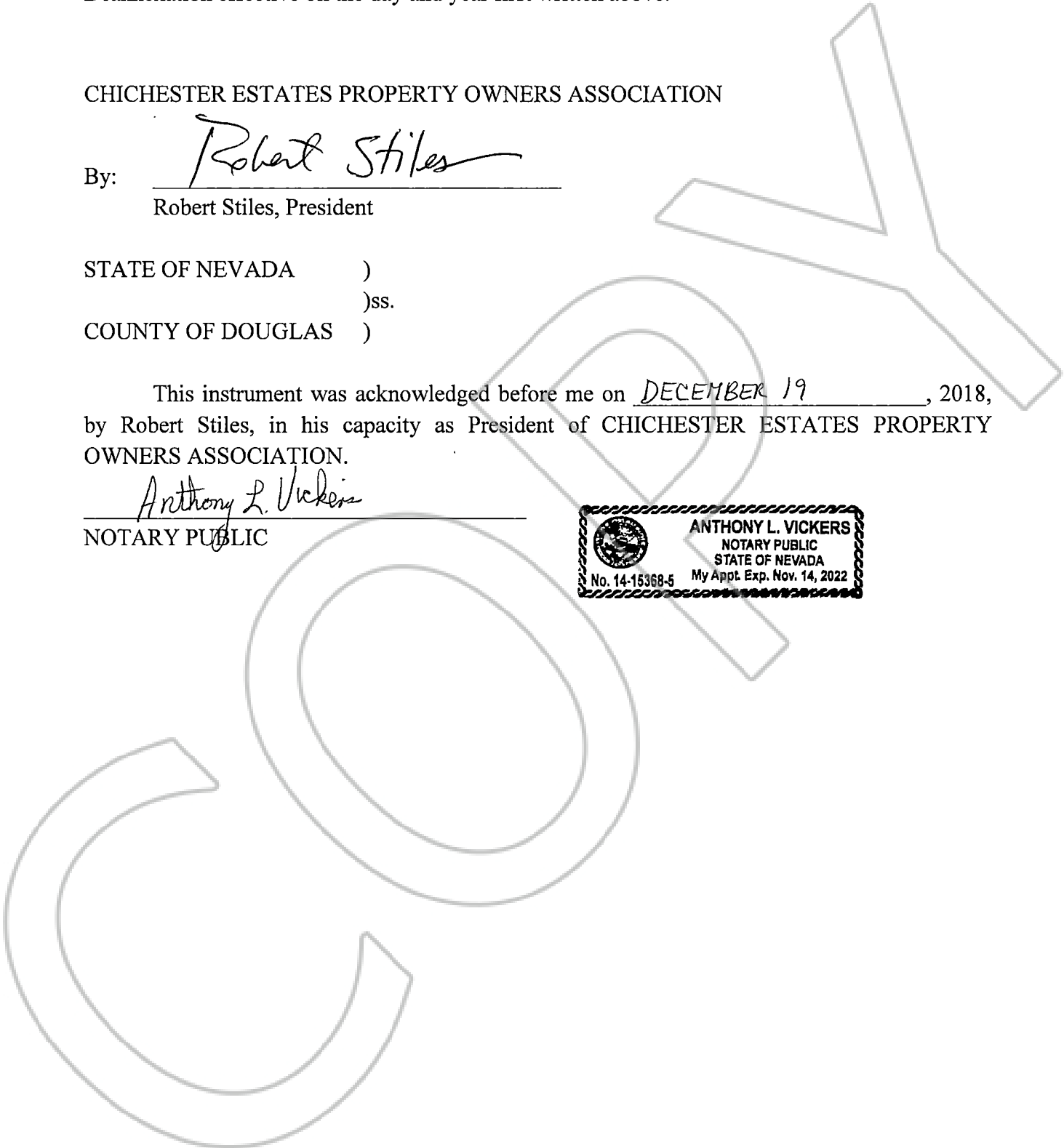
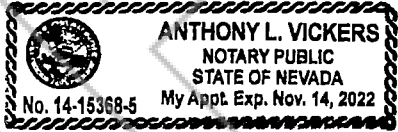
CHICHESTER ESTATES PROPERTY OWNERS ASSOCIATION

By: Robert Stiles  
Robert Stiles, President

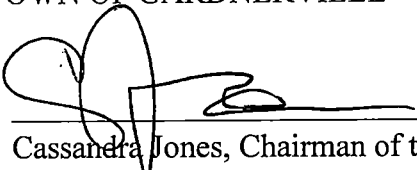
STATE OF NEVADA        )  
  )ss.  
COUNTY OF DOUGLAS    )

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



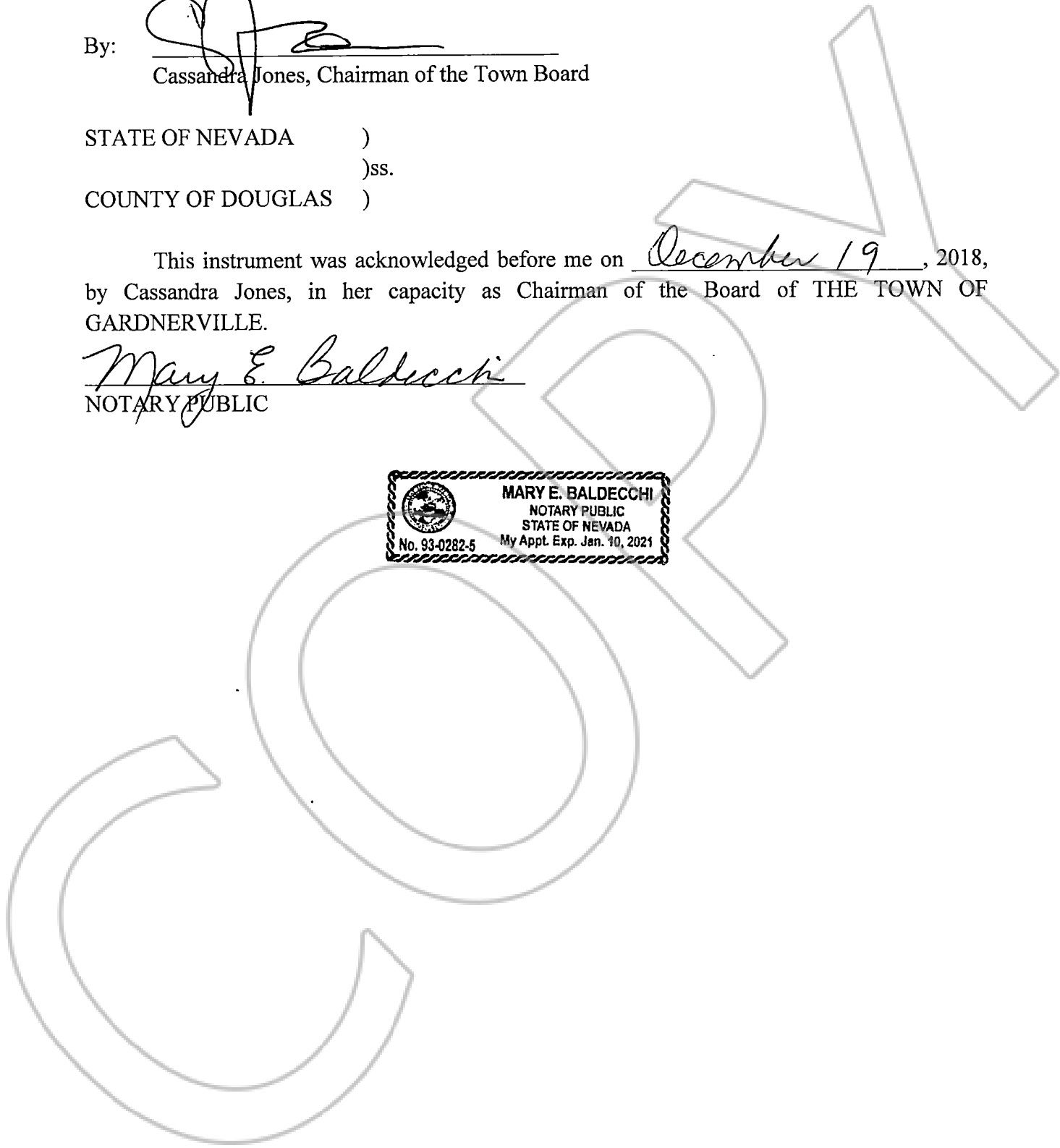
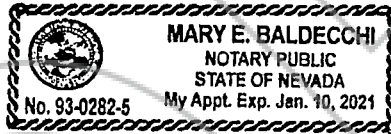
THE TOWN OF GARDNERVILLE

By:   
Cassandra Jones, Chairman of the Town Board

STATE OF NEVADA        )  
  )ss.  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on December 19, 2018,  
by Cassandra Jones, in her capacity as Chairman of the Board of THE TOWN OF  
GARDNERVILLE.

Mary E. Baldecchi  
NOTARY PUBLIC



**EXHIBIT "A"**

APN # 1320-33-310-005 (LOT 125)

APN # 1320-33-310-002 (LOT 127)

APN # 1320-33-310-006 (LOT 132)

Parcels of land shown as Lot 125, Lot 127 and Lot 132 on that particular FINAL MAP, CHICHESTER ESTATES PHASE 1, recorded in book 995 of official records, Page 1407 as Document #370215, being located within a portion of the southwest one-quarter of Section 33, Township 13 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada.

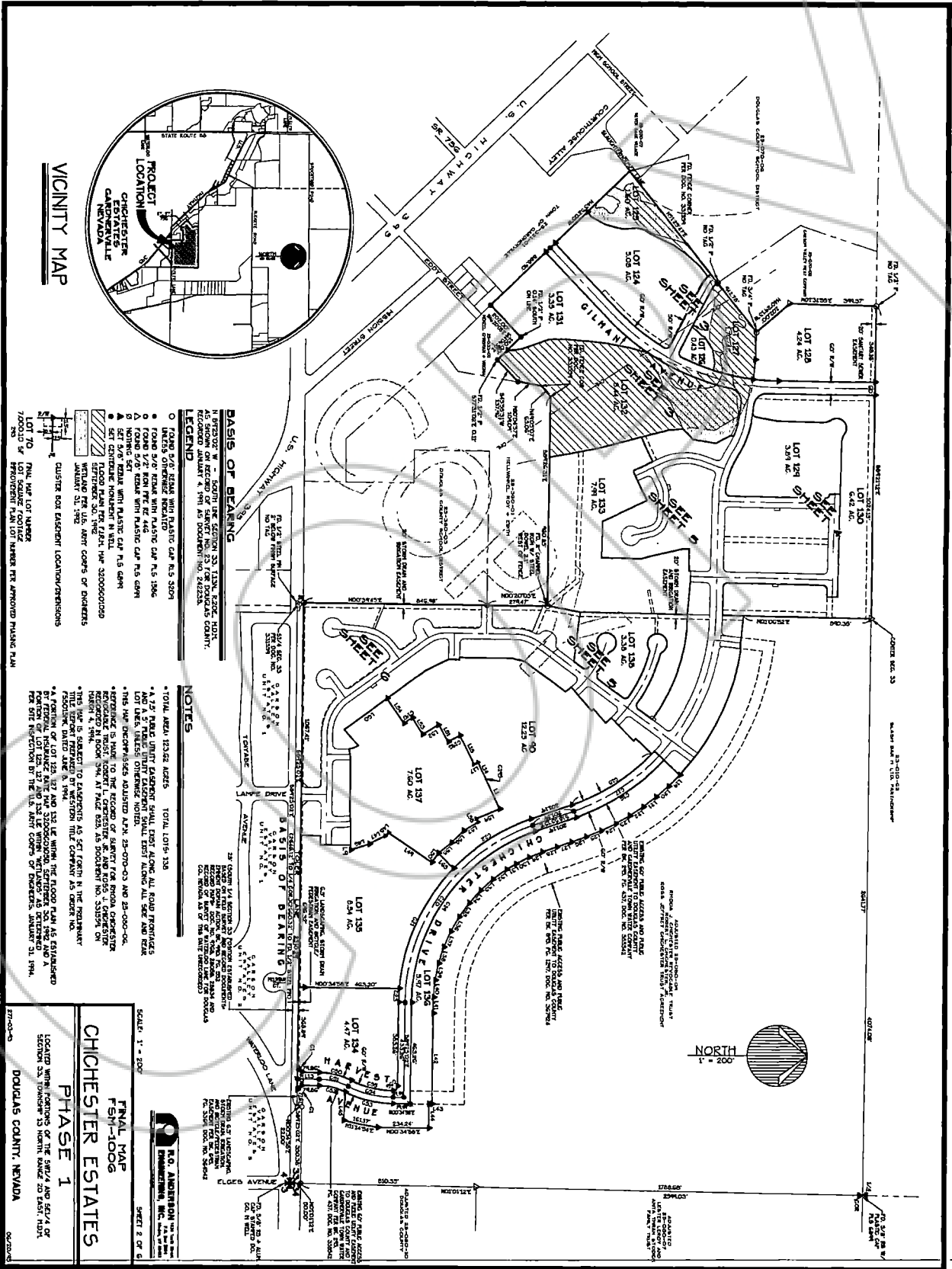
(Pursuant to NRS 111.312, this legal description was previously recorded on February 12, 1998, as Document No. 432549 in the records of the County Recorder of Douglas County.)

APN # 1320-33-412-001 (LOT 131)

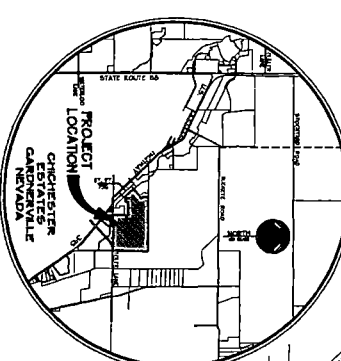
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 131, as set forth on Final Subdivision Map FSM-1006 for CHICHESTER ESTATES PHASE 1, filed for record 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 Amendments recorded March 5, 1997 Book 0397, at Page 654, as Document No. 407852 and recorded July 17, 2001, Book 0701, Page 3931, as Document No. 518480.

(Pursuant to NRS 111.312, this legal description was previously recorded on August 30, 2016, as Document No. 886869 in the records of the County Recorder of Douglas County.)



VICINITY MAP



Document #370215

PHASE 1  
FINAL MAP  
FSM-1006  
CHICHESTER ESTATES  
DOUGLAS COUNTY, NEVADA

H. O. ANDERSON  
ENGINEERING, INC.  
SHEET 2 OF 6