

APN 1320-33-310-001



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 MATTHEW J CARTER, an individual, 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 128 (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

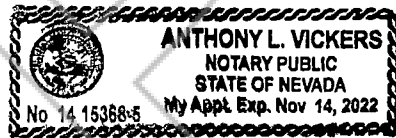
CHICHESTER ESTATES PROPERTY OWNERS ASSOCIATION

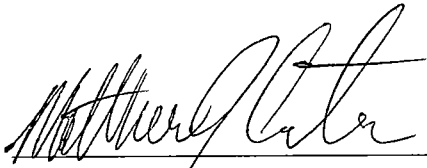
By Robert Stiles
Robert Stiles, President

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

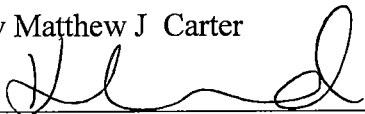




Matthew J Carter

STATE OF NEVADA)
)ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on December 28, 2018,
by Matthew J Carter



NOTARY PUBLIC

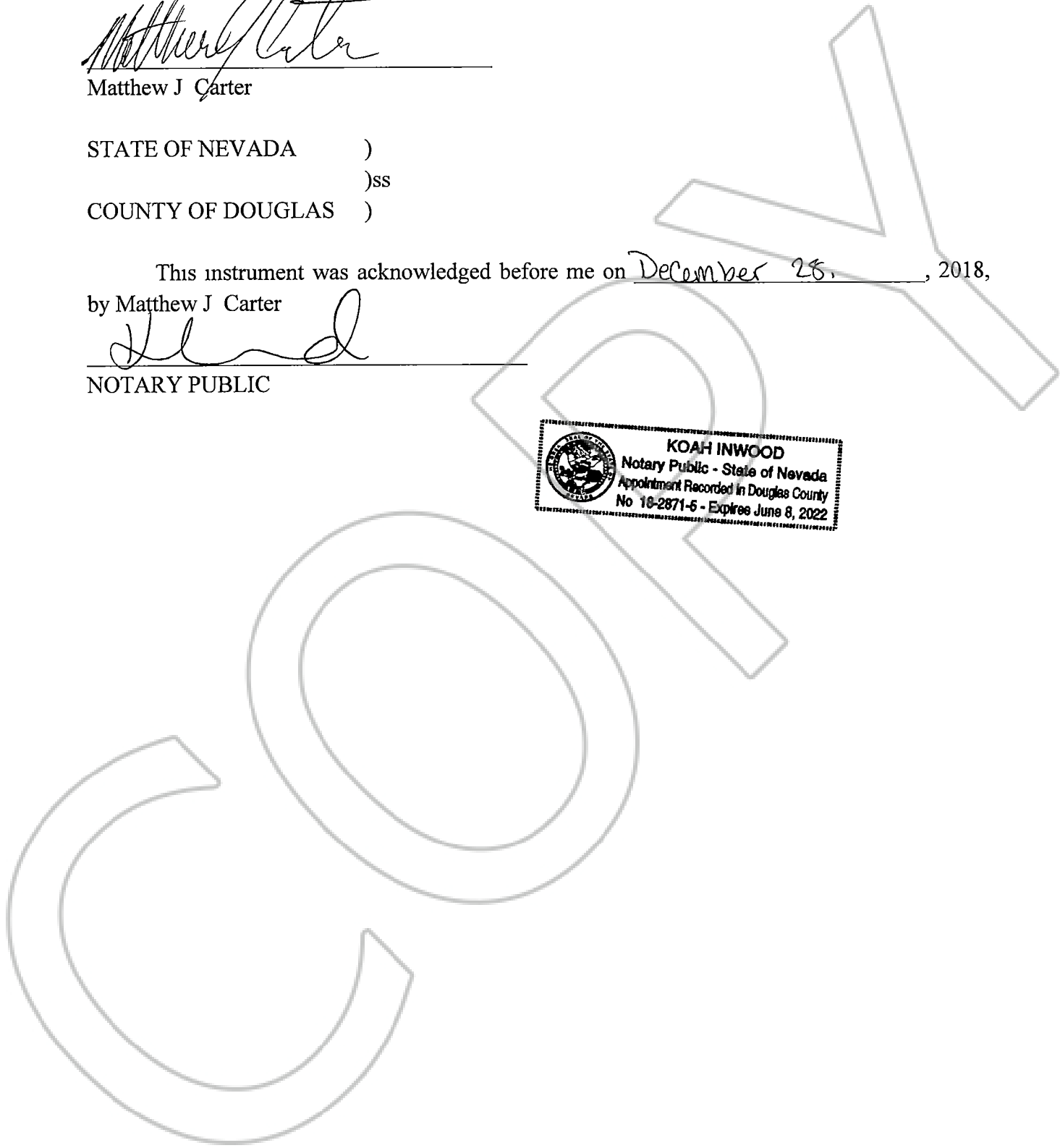
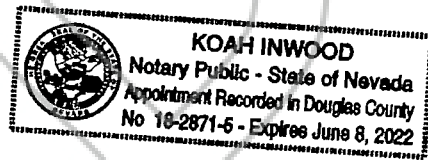


EXHIBIT "A"

APN # 1320-33-310-001 (LOT 128)

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

Lot 128 as shown on the Final Subdivision Map FSM-1006, 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, Page 1407, as Document No 370215, Official Records, and amended by Certificate of Amendment, recorded March 5, 1997, in Book 397, Page 654, as Document No 407852, Official Records, and further Amended by Certificate of Amendment, recorded July 17, 2001, in Book 701, Page 3931, as Document No 518480, Official Records

(Pursuant to NRS 111 312, this legal description was previously recorded on May 18, 2018, as Document No 914478 in the records of the County Recorder of Douglas County)

