

APN# 1220-16-310-081 through 100

Recording Requested by/Mail to:

Name: Sequoia Village HOA, c/o CAMCO

Address: 704 W. Nye Lane, Suite 101

City/State/Zip: Carson City, NV 89703

Mail Tax Statements to:

Name: Sequoia Village HOA, c/o CAMCO

Address: 704 W. Nye Lane, Ste. 101

City/State/Zip: Carson City, NV 89703

Supplemental Declaration to the Amended Declaration
of Covenants Conditions and Restrictions for Sequoia
Village Homeowners Association

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)



Signature

Donna A. Zanetti

Printed Name

This document is being (re-)recorded to correct document # _____, and is correcting

APNS: 1220-16-310-081 through 100

**SUPPLEMENTAL DECLARATION TO THE AMENDED DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS FOR SEQUOIA VILLAGE HOMEOWNERS ASSOCIATION**

ZERO LOT LINE HOMES APNS: 1220-16-310-081 through 100

RECITALS

- A. On November 14, 1979, a Final Map for Sequoia Village Townhouses I was recorded in the Office of the Douglas County, Nevada Recorder, as Document No 38712 ("Final Map"), along with the Covenants, Conditions and Restrictions of Sequoia Village, as Document No. 38713, creating the common interest community of Sequoia Village.
- B. On July 17, 1980, the Declarant filed the Articles of Incorporation for the Sequoia Village Homeowners Association ("Association"), creating the non-profit cooperative corporation to manage the affairs of the common interest community.
- C. On August 15, 1980, Philip E. and Camilla G. Halcomb ("Declarant") recorded the Amended Declaration of Covenants, Conditions and Restrictions in the Office of the Douglas County Recorder, as Document No. 47535 ("Amended Declaration"), describing the real property subject to the Declaration as being all the property described in the Final Map and repealing the previously recorded Declaration of Covenants, Conditions and Restrictions.
- D. On April 25, 1991, the Association recorded an Amendment to the Amended Declaration in the Office of the Douglas County Recorder, as Document No. 249316, de-annexing certain real property from the Association ("De-Annexation Amendment"), which property was later developed as a separate subdivision.
- E. On October 23, 2003, the Association, upon the affirmative vote of its Members, recorded an Amendment to the Amended Declaration, as Document No. 0595127, in the Office of the Douglas County Recorder providing that each Owner's right and easement in the Common Area is subject to the right of the Association, with the approval of its Members,

to dedicate or transfer all or any part of the Common Area for development of additional units.

- F. On December 29, 2003, the Association recorded Parcel Map PD 03-001, as Document No. 600685, in the Office of the Douglas County Recorder, which Parcel Map divided the Common Area into Parcels A and B, with Parcel A consisting 5.41 acres and containing all the existing Townhome Lots along with the clubhouse and pool, and Parcel B consisting of 1.92 undeveloped acres. Parcel B was assigned APN 1220-16-310-080.
- G. On March 12, 2004, the Association sold Parcel B to Cornerstone Construction, LLC for the purpose of developing additional units.
- H. On August 4, 2004, the Douglas County Board of Commissioners approved the construction of 20 single-family, zero lot line homes within the existing Sequoia Village Subdivision on Parcel B, APN 1220-16-310-080 ("PD 04-003").
- I. On March 16, 2006, Cornerstone Construction, LLC recorded a Final Subdivision Map Sequoia Village Planned Development PD 04-003, as Document No. 669980, in the Office of the Douglas County Recorder, providing for 20 lots and the private street known as Woodside Drive on Parcel B.
- J. On May 25, 2006, Cornerstone Construction, LLC sold to Sequoia Village Generations Homes, LLC all the real property described as:

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

All those certain Parcels shown within the boundaries of the Final Map #PD 04-003 of SEQUOIA VILLAGE PLANNED DEVELOPMENT, filed in the office of the Douglas County Recorder, State of Nevada, on March 16, 2006, in Book 0306, Page 5641, as Document No. 669980, more particularly described as follows:

Parcels 1-20 and Parcel B, Common Area, as shown on the Final Map #PD 04-003 of SEQUOIA VILLAGE PLANNED DEVELOPMENT, filed in the office of the Douglas County Recorder, State of Nevada, on March 16, 2006, in Book 0306, Page 5641, as Document No. 669980.

APN: 1220-16-310-081 through 1220-16-310-100

APN: 1220-16-310-101 (Parcel B Common Area)

- K. Sequoia Village Generations Homes, LLC then constructed 20 zero lot line homes (APNs 1220-16-310-081 through 1220-16-310-100) on Parcel B ("Zero-Lot Line Home Lots"), which is within the Association.

- L. The only covenants, conditions and restrictions which run with the land and are binding on the Zero Lot Line Home Lots and the Zero Lot Line Home Owners are those contained in the Amended Declaration, and any amendments thereto.
- M. On or about October 16, 2006, the Association and Sequoia Village Generations Homes, LLC entered into "the Annexation Agreement for the Generations Project into the Sequoia Village HOA" ("Agreement") which addressed the treatment of the Zero Lot Line Home Lots pertaining to assessments, reserves, covenants, and services to more equitably address the differences between the original Townhomes and the new Zero Lot Line product types.
- N. This Agreement also purported to annex the Zero-Lot Line Home Lots into the Association, despite the fact that pursuant to the Amended Declaration the land and the Zero Lot Line Home Lots were part of the Association and, therefore, no annexation is required.
- O. This Agreement was not incorporated into a Supplemental Declaration to run with the land binding all current and future Owners; although the Association subsequently budgeted and provided services as if the Agreement was in full force and effect.

NOW THEREFORE, we, the undersigned Owners of the Zero-Lot Line Home Lots do hereby approve the recordation of this Supplemental Declaration to the Amended Declaration, which is consistent with the unrecorded Agreement and which will run with the land and bind all current and future Owners of the Zero-Lot Line Home Lots. All covenants, conditions and restrictions contained in the Amended Declaration not modified by this Supplemental Declaration, remain in full force and effect. The Owners of the Zero-Lot Line Home Lots are afforded all the rights, responsibilities and obligations of Association membership except as modified in this Supplemental Declaration.

A. Covenants, Conditions and Restrictions Applicable to Zero-Lot Line Home Lots Only:

- 1. The maintenance of the exterior of each home shall be the responsibility of the Owner subject to the following:
 - a. Any changes to the exterior of the home must be approved by the Association.
 - b. Homes in disrepair may be reported to the Association and the Owner shall be required to repair the home within a reasonable period as determined by the Association.
 - c. If an Owner fails to make repairs after notice and hearing, the Association may suspend the Owner's right to use the Common Area clubhouse, impose fines and/or make the repairs and assess the Owner for the cost of repairs and any management fees.

2. Each home is allotted private open space to one side and to the rear of the home as per the fences installed by Sequoia Village Generations Homes, LLC at the time of construction subject to the following:
 - a. The Owner shall have a perpetual easement over and upon the open space.
 - b. Maintenance of the open space shall be the responsibility of the Owner including the responsibility to fence the open space and repair the fencing subject to the Association's oversight as outlined in A.1.c above.
3. Each home located on a Lot subject to this Supplemental Declaration has been designed with a Zero-Lot Line Home Lot configuration which grants the neighboring home private open space usage immediately adjacent to their home. The following covenants pertain to that space:
 - a. No plant, tool, etc. shall be placed as to allow it to touch a neighbor's building;
 - b. No structure shall be built that shall deny the neighboring owner a 3 foot access path around the exterior of their structure for maintenance purposes; and
 - c. No owner shall access the neighboring person's yard for maintenance of their home without first gaining the permission of that homeowner or the Association unless there is a health or safety concern that requires such access.

B. Reserves Budget, Operating Budget and Assessments

1. Zero-Lot Line Home Lots shall be assessed on an equal basis with the Townhome Lots for those reserve contributions required to set aside funds for the repair, replacement and restoration of the Common Area's major components, including but not limited to:
 - a. Landscaping;
 - b. Sidewalks and walking paths;
 - c. Recreational amenities such as the club house, picnic and barbecue areas; and
 - d. Streets and parking areas.
2. Zero-Lot Line Home Lots shall not be assessed for that portion of the reserve contribution used to repair, replace or restore any major components of the Townhome exterior which the Association is obligated to maintain.
3. Zero-Lot Line Home Lots shall be assessed on an equal basis with the Townhome Lots for those operating expenses which benefit all Owners. These expenses include, but may not be limited to:
 - a. Landscaping;
 - b. Sidewalks and walking paths;
 - c. Recreational amenities such as the club house, picnic and barbecue areas;
 - d. Streets and parking areas including the driveways of the Zero Lot Line homes which constitute its parking areas; and

- e. Water and other utilities for the Common Area.
- 4. Zero-Lot Line Home Lots shall not be assessed for operating expenses related to the following:
 - a. Exterior maintenance of the Townhome Lots;
 - b. Fence repair or replacement;
 - c. Rear yard maintenance;
 - d. Concrete repair or replacement for patios, porches or walkways; and
 - e. Carport maintenance.
- C. Amendment. The Owners of the Zero-Lot Line Home Lots may amend this Supplemental Declaration upon the affirmative vote of the Board of Directors and a majority of the Zero-Lot Line Home Owners provided that no amendment which would change the allocated interests of the Townhome Lot Owners or the obligations of the Townhome Lot Owners will be effective until approved by a majority of the Townhome Lot Owners as well.

IN WITNESS WHEREOF, the Owners of the Zero Lot Line Home Lots have caused this Supplemental Declaration to be executed as of this 4th day of January 2019.

SIGNATURES AND NOTARY ACKNOWLEDGEMENTS ON FOLLOWING PAGES

APN 1220-16-310-081

SCHAEFER FAMILY TRUST U/D/T/ MAY 13, 2008

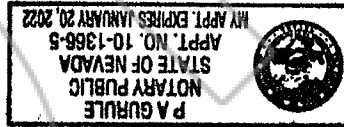
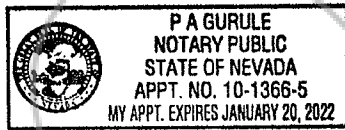
ANDREA E RAJESKI aka SCHAEFER, TRUSTEE

Andrea E Rajeski aka Schaefer, Trustee

STATE OF Nevada)
)ss.
COUNTY OF Douglas)

On this 11 day of October, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Andrea E. Rajeski AKA: Schaefer Trustee known or proved to me to be the Trustee, who executed the foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein provided.

P. A. Gurule



1220-16-310-082

T. ROALD ANDERSON



STATE OF NEVADA)
)ss.
COUNTY OF CLARK COUNTY)

On this 13th day of DECEMBER, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared T. RONALD ANDERSON, known or proved to me to be the PERSON, who executed the foregoing instrument, and who acknowledged to me that he did so freely and voluntarily and for the uses and purposes therein provided.



1220-16-310-083; 1220-16-310-084; 1220-16-310-085; 1220-16-310-087; 1220-16-310-091

MATTHEWS REVOCABLE TRUST, DATED JULY 24, 2002

JOHN MICHAEL MATTHEWS, TRUSTEE

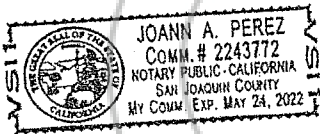
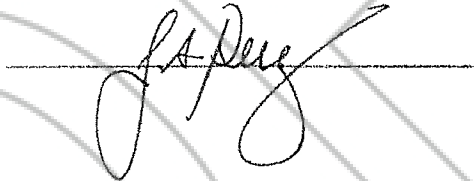


STATE OF CA)

)ss.

COUNTY OF San Joaquin)

On this 25th day of October, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared John Michael Matthews, known or proved to me to be the _____, who executed the foregoing instrument, and who acknowledged to me that he did so freely and voluntarily and for the uses and purposes therein provided.



1220-16-310-086

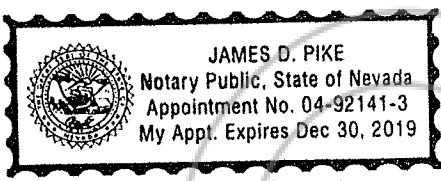
ROBERT E. SCHILLING

[Signature]

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 20 day of OCT, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Robert E Schilling, known or proved to me to be the _____, who executed the foregoing instrument, and who acknowledged to me that he did so freely and voluntarily and for the uses and purposes therein provided.

[Signature]



1220-16-310-088

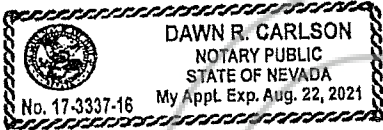
JEANNE P. PEAT

Jeanne Peat, owner

STATE OF Nevada)
)ss.
COUNTY OF Carson)
City

On this 22 day of October 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Jeanne Peat, known or proved to me to be the signer, who executed the foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein provided.

Dawn Carlson



1220-16-310-089

MIKE RAPOPORT

[Signature]

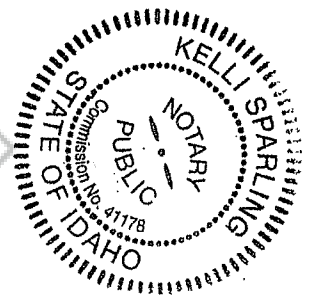
STATE OF Idaho)
)ss.
COUNTY OF Bonner)

On this 14 day of Dec, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Mike Rapoport, known or proved to me to be the person, who executed the foregoing instrument, and who acknowledged to me that he did so freely and voluntarily and for the uses and purposes therein provided.

[Signature]

KELLI SPARLING

My Commission Expires: 11/20/2021
Residing at: Post Falls, Idaho



1220-16-310-090

MORGAN MATTHEWS

Morgan Matthews

STATE OF _____)

COUNTY OF _____)

On this _____ day of _____, 201____, before me the undersigned Notary Public, in and for said County and State, personally appeared _____, known or proved to me to be the _____, who executed the foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein provided.

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.

ACKNOWLEDGMENT

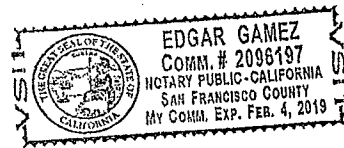
State of California, County of San Francisco
On Oct 29th 2018 before me, Edgar Gamez (notary public),
personally appeared Morgan Jane Matthews

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

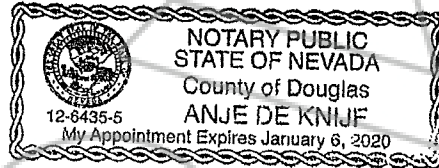


1220-16-310-092

MANUEL BENITEZ

Manuel Benitez

STATE OF Nevada)
)ss.
COUNTY OF Douglas)



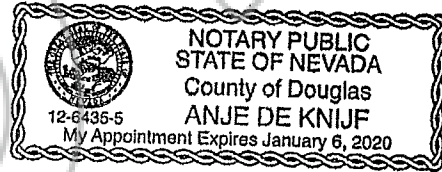
On this 13th day of December, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Manuel Benitez, known or proved to me to be the person, who executed the foregoing instrument, and who acknowledged to me that he did so freely and voluntarily and for the uses and purposes therein provided.

Anje de Kniyf

LUZ MARIA BENITEZ

Luz Maria Benitez

STATE OF Nevada)
)ss.
COUNTY OF Douglas)



On this 13th day of December, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Luz Maria Benitez, known or proved to me to be the Person, who executed the foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein provided.

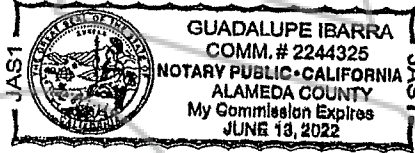
Anje de Kniyf

1220-16-310-093

DEBBIE BASS

Debbie Bass

STATE OF California)
)ss.
COUNTY OF Alameda)



On this 8 day of 12, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Debbie Bass, known or proved to me to be the person, who executed the foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein provided.

Guadalupe Ibarra

1220-16-310-094

NELSON MARROQUIN

[Signature]

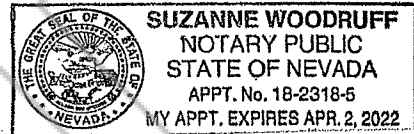
STATE OF NV)

COUNTY OF DOUGLAS)

On this 19th day of December, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Nelson A. Marroquin, known or proved to me to be the homeowner w/ DL, who executed the foregoing instrument, and who acknowledged to me that he did so freely and voluntarily and for the uses and purposes therein provided.

[Signature]

SABY ABUNDEZ-SILVA



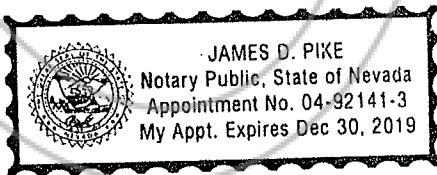
[Signature]

STATE OF NV)

COUNTY OF DOUGLAS)

On this 20th day of Oct, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Saby Abundez, known or proved to me to be the Driver Lic, who executed the foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein provided.

[Signature]



1220-16-310-094

NELSON MARROQUIN

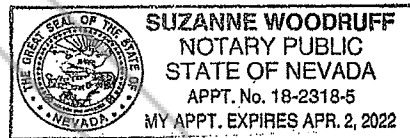
[Signature]

STATE OF NV)
)ss.
COUNTY OF DOUGLAS)

On this 19th day of December, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Nelson A. Marroquin, known or proved to me to be the homeowner w/ DL, who executed the foregoing instrument, and who acknowledged to me that he did so freely and voluntarily and for the uses and purposes therein provided.

[Signature]

SABY ABUNDEZ-SILVA

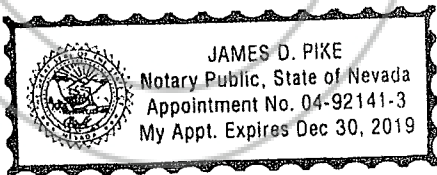


[Signature]

STATE OF NV)
)ss.
COUNTY OF DOUGLAS)

On this 20th day of Oct, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Saby Abundez, known or proved to me to be the Driver Lic, who executed the foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein provided.

[Signature]



1220-16-310-095

CRISS BARBER

[Handwritten signature of Criss Barber]

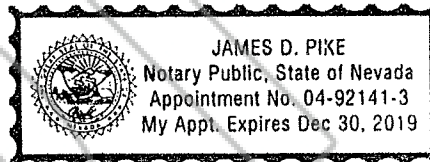
STATE OF Nevada)
)ss.
COUNTY OF Douglas)

On this 20th day of October, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Criss-Barber, known or proved to me to be the Driver License, who executed the foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein provided.

[Handwritten signature of James D. Pike]

LAURA BARBER

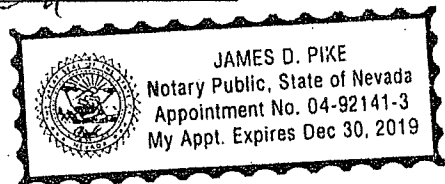
[Handwritten signature of Laura Barber]



STATE OF Nevada)
)ss.
COUNTY OF Douglas)

On this 20th day of October, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared LAURA BARBER, known or proved to me to be the Driver License, who executed the foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein provided.

[Handwritten signature of James D. Pike]



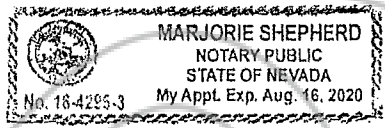
1220-16-310-096

THE MARILYN MCCALISTER REVOCABLE TRUST

MARILYN MCCALISTER, TRUSTEE

Marilyn M^cCalister, Trustee

STATE OF NEVADA)
)ss.
COUNTY OF CLATSOP)



On this 29th day of October, 2011, before me the undersigned Notary Public, in and for said County and State, personally appeared Marilyn Mcalister Shemick known or proved to me to be the person, who executed the foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein provided.

Marjorie Shepherd

1220-16-310-097

MICHAEL R. KORBA

Michael R Korba

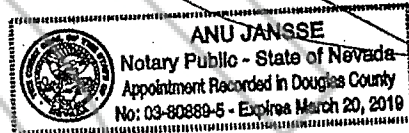
STATE OF Nevada
)ss.
COUNTY OF Douglas

On this 10th day of December, 2018 before me the undersigned Notary Public, in and for said County and State, personally appeared Michael R Korba known or proved to me to be the _____, who executed the foregoing instrument, and who acknowledged to me that he did so freely and voluntarily and for the uses and purposes therein provided.

Anu Jansse

PATRICIA S. KORBA

Patricia S. Korba



STATE OF Nevada
)ss.
COUNTY OF Douglas

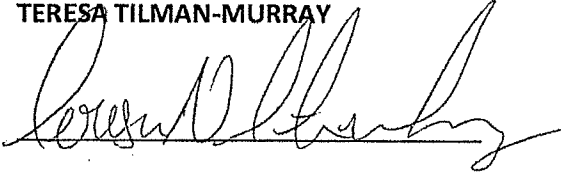
On this 10th day of December, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Patricia S. Korba known or proved to me to be the _____, who executed the foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein provided.

Anu Jansse



1220-16-310-098

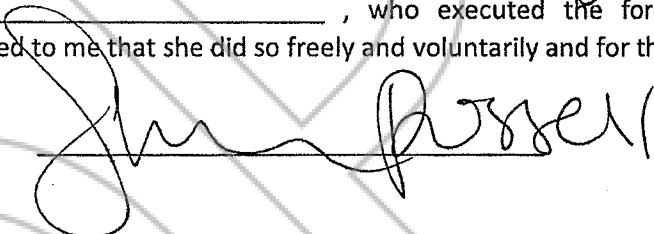
TERESA TILMAN-MURRAY



STATE OF Nevada)
COUNTY OF Douglas)ss.

On this 5 day of Nov., 2018 before me the undersigned Notary Public, in and for said County and State, personally appeared Teresa Tilman-Murray known or proved to me to be the _____, who executed the foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein provided.

SHANNON RUSSELL
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 10-01-2020
Certificate No: 12-9537-5



1220-16-310-099

SHARON L. THOMPSON

Sharon L. Thompson



STATE OF Nevada)
)ss.
COUNTY OF Carson City)

On this 11 day of October, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Sharon Lee Thompson, known or proved to me to be the individual, who executed the foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein provided.

Kelli Jones

1220-16-310-100

THE WILLIAMS FAMILY TRUST OF 1999, DATED NOVEMBER 23, 1999

JEAN M. WILLIAMS, TRUSTEE

Jean M. Williams

STATE OF California,

COUNTY OF El Dorado ^{SS.}

On this 19 day of Oct, 2018, before me the undersigned Notary Public, in and for said County and State, personally appeared Jean Marie Williams known or proved to me to be the person/homeowner, who executed the foregoing instrument, and who acknowledged to me that she did so freely and voluntarily and for the uses and purposes therein provided.

Britt Collier Brown

