

RECORDING REQUESTED BY:

TAHOE REGIONAL PLANNING AGENCY
Post Office Box 5310
Stateline, Nevada 89449



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

TAHOE REGIONAL PLANNING AGENCY
Post Office Box 5310
Stateline, Nevada 89449
Attention: Julie Roll, Senior Planner
TRPA File No. ERSP2019-0380

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
CONCERNING THE USE OF THE ACCESSORY LIVING STRUCTURE ("DEED RESTRICTION") TO BE
RECORDED AGAINST ASSESSOR PARCEL NUMBER (APN)
1318-03-212-078**

This Deed Restriction is made this 11 day of July, 2019, by Susan Welch,
Trustee of the Welch Trust U/A Dated 6/16/98 (hereinafter "Declarant").

RECITALS

1. Declarant is the owners of certain real property described as follows:

The Land referred to herein is situated in the State of Nevada, Couy of Douglas
described as follows:

Lot 234, as shown on the map of SKYLAND SUBDIVISION NO. 3, filed in the office of the
County Recorder of Douglas County, Nevada, on February 24, 1960, as Document No.
15653.

Said parcel was recorded as document number 0664731 on December 30, 2005
in the Office of the Douglas County Recorder and having Assessor's Parcel
Number 1318-03-212-078 (hereinafter "Property").

2. The Declarant has received approval from the Tahoe Regional Planning Agency (hereinafter
"TRPA") on June 13, 2019 to construct a detached accessory living structure.
3. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning
Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and the
ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.
4. As a condition of the above approval, Chapter 21 and 90 of the TRPA Code of Ordinances
requires the appropriate deed restriction be recorded documenting the limits to the use, and
facilities within the addition.

DECLARATIONS

1. Declarant declares that the accessory living structure shall be used as part of the existing residence on the Property and shall not be used in a fashion as to constitute a secondary residence or separate residential unit. The additional living area above the garage shall not be permitted to contain cooking facilities as defined in Chapter 90 of the TRPA Code of Ordinances, and shall not be leased, rented, or used separate from the existing residence on the Property. Use of the separate living area as a separate residential unit shall constitute a violation of the TRPA approval.
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 Property described above and shall be binding on the Declarant and Declarant's assigns and all persons hereafter acquiring or owning any interest in the Property.
3. This Deed Restriction may not be revoked or modified without the prior express written and recorded consent of the Tahoe Regional Planning Agency 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.

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IN WITNESS WHEREOF, Declarants have executed this Deed Restriction this the day and year written below.

Declarant's Signature:

Susan Welch Dated: 7-11-19
Susan Welch, Trustee

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 7/11/19 before me, Theresa Larsen a Notary Public, personally appeared Susan Welch 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: Theresa Larsen (Seal)
Name: Theresa Larsen
(typed or printed)



APPROVED AS TO FORM:

Julie Roll
Tahoe Regional Planning Agency
JULIE ROLL

Dated: 7/8/19

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 7-8-19 before me, Linda Allen a Notary Public,
personally appeared Julie Roll,
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)

