

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

JUSTIN M. TOWNSEND, ESQ.
ALLISON MacKENZIE, LTD.
402 North Division Street
Carson City, NV 89703



KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE RESERVED FOR
RECORDER'S USE

■The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

**SECOND AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
CHICHESTER ESTATES**

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHICHESTER ESTATES, dated this 8 day of August, 2019, is made by the CHICHESTER ESTATES PROPERTY OWNERS ASSOCIATION (the "ASSOCIATION"), for the purposes of amending the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHICHESTER ESTATES (the "DECLARATION"), a common interest community in the Town of Gardnerville, Douglas County, Nevada.

WHEREAS, the DECLARATION was recorded on September 13, 1995 as Document No. 370296, Official Records, Douglas County Recorder, Douglas County, Nevada;

WHEREAS, the DECLARATION was first amended when a document entitled AMENDMENT #1 TO COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHICHESTER ESTATES was recorded on March 27, 1997 as Document No. 409316, Official Records, Douglas County Recorder, Douglas County, Nevada;

WHEREAS, this SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHICHESTER ESTATES is intended to further amend the DECLARATION;

WHEREAS, the ASSOCIATION consists of members who are owners of property interests in the Chichester Estates project located in the Town of Gardnerville, Nevada;

WHEREAS, the amendment incorporated herein was approved by a majority of the members of the Association;

WHEREAS, the DECLARATION established a plan of common interest ownership together with a uniform plan to impose certain mutual and beneficial limitations, easements, covenants, restrictions, conditions, the lien and charges which run with and are binding upon all parties having or acquiring any right, title or interest in property subject to the Declaration;

WHEREAS, the provisions contained herein are intended to continue to secure such objectives; and

WHEREAS, the ASSOCIATION hereby amends the DECLARATION, as follows:

NOW, THEREFORE, let it be known that the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHICHESTER ESTATES is hereby amended as follows:

1. ARTICLE V, Section 5.03 is hereby amended in its entirety to read as follows:

“5.03 Residential Use; Rentals. No residence on any Lot shall be used for any purpose other than Single-Family Residential Use. However, nothing in this Declaration shall prevent the rental of property within a residential area by the Owner thereof for residential purposes, for periods of no less than thirty (30) days, subject to all the provisions of this Declaration. No commune, cooperative or similar type living arrangement shall be permitted anywhere in the Project; nor shall any transient commercial use, such as vacation home rentals, be allowed.”

IN WITNESS WHEREOF, the undersigned certifies that the above amendment was approved by a majority of the total votes of Owners cast by written ballot, and no other amendments were passed.

The undersigned Board Members in executing this instrument certify that the approvals required by the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHICHESTER ESTATES have been met, that such action was taken in compliance with NRS 116 and NRS 81 and this instrument reflects the amendment so approved.

IN WITNESS WHEREOF, the President of the Association has hereunto caused these presents to be executed this 8 day of August, 2019.

Robert Stiles, Jr.
ROBERT STILES, JR.

STATE OF NEVADA)
) : ss.
COUNTY OF DOUGLAS)

On August 8, 2019, personally appeared before me, a notary public, ROBERT STILES, JR., personally known (or proved) to me to be the person whose name is subscribed to the foregoing certification of FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CHICHESTER ESTATES, who acknowledged to me that he executed the foregoing document.

Karen Stage
NOTARY PUBLIC

