



KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449

WHEN RECORDED MAIL TO:

Tahoe Regional Planning Agency
Post Office Box 5310
Stateline, Nevada 89449
Attn: Julie Roll, Senior Planner
TRPA File # ERSP2019-0191-01

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS CONCERNING
THE USE OF THE ACCESSORY RESIDENTIAL BUILDING ("DEED RESTRICTION")
TO BE RECORDED AGAINST APN 1418-10-801-004**

This Deed Restriction is made this 12 day of September 2019 by 183 Yellow Jacket, LLC, a New York Limited Liability Company (hereinafter "Declarants").

RECITALS

1. Declarants are the owners of certain real property described as follows:

All that real property situated in Douglas County, Nevada, LEGALLY described as:

Parcel 1:

Beginning at a point on the Meandor Line of Lake Tahoe, said point being on the Westerly side line of the Campbell property, whence the South 1/4 corner of Section 10, Township 14 North, Range 18 East, M.D.B. & M., bears South 6°59' West, 861.53 feet; thence South 38°28' East, 427.72 feet along the Westerly side line of said Campbell property extended; thence South 62°30' West, 343.34 feet; thence North 42°41' West, 507.60 feet to the Meander Line of Lake Tahoe; thence along said Meandor Line North 58°49' East, 0.48 feet South 74°58' East, 210.12 feet North 45°46' East, 250.19 feet to the place of beginning.

Together with a Right of Way over that certain road as now located or as it may be located hereafter, extending from the State Highway known as U.S. Route 50 to the hereinabove described property.

Parcel 2:

Beginning at a point on the Meandor Line of Lake Tahoe, said point being on the Westerly side line of the Campbell property, whence the South 1/4 corner of Section 10, Township 14 North, Range 18 East, M.D.B. & M. bears South 6°59' West 861.53 feet; thence along the Meandor Line of Lake Tahoe, South 45°46' West 250.19 feet; North 74°58' West 210.12 feet; South 58°49' West, 0.48 feet; thence North 42°41' West to Lake Tahoe; thence Easterly and Northeasterly along Lake Tahoe above 460 feet; thence South 38°28' East to the place of beginning.

Easement A:

A 10-foot wide access easement, the centerline of which is described as follows:

Beginning at a point on the Southwesterly line of that certain Parcel 1, as described in Deed recorded in Book 6, Page 77, on April 19, 1961, which bears North 42°41'00" West, 57.0 feet from the Southeasterly corner of said Parcel No. 1; thence along the centerline North 65°41'41" East, 142.25 feet to a point on the Northeasterly line of said Parcel 1, and the Northerly terminus of this easement description.

The side lines are to be lengthened or shortened to intersect the property lines.

Easement B:

Also a 10-foot wide access easement, the centerline of which is described as follows:

Beginning at a point on the above described centerline which bears North 65°41'41" East, 11.0 feet from the point of beginning; thence along the centerline North 42°41'00" West, 11.0 feet to the beginning of a tangent curve to the right with a radius of 50 feet and a central angle of 82°00'; thence along said curve an arc length of 71.56 feet; thence North 39°19' East 32.00 feet; thence North 43°19' East, 49.95 feet to a point on the Northeasterly line of said Parcel 1, and the Northerly terminus of this easement description.

The above metes and bounds legal description appeared previously in that certain Document recorded on 7/28/1988 as Document No. 183114 Official Records, pursuant to NRS Section 6. NRS 111.312.

2. Declarants received approval from the Tahoe Regional Planning Agency (TRPA) on September 6, 2019 that included the construction of a detached accessory residential building. Said building is to be accessory to the primary single-family use associated with the Property.
3. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, 94 Stat. 3233, 1980), which region is subject to the regional plan and ordinances adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.
4. Subsection 21.3.6 of the TRPA Code of Ordinances requires the appropriate deed restriction be recorded documenting the limits to the use of the accessory living area in the accessory residential building.

DECLARATIONS

1. Declarants hereby declare that the accessory residential building is and shall be an accessory use to and part of the primary residence on the Property and shall not be used in a fashion as to constitute a separate residential unit. Said accessory residential building, as an accessory use, shall not be permitted to contain cooking facilities, and shall not contain both a wet bar and bathing facilities. Either a wet bar or bathing facilities is permissible. Said Game House shall not be leased, rented, or used separate from the primary residence on the Property. Use of the Game House 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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