DOUGLAS COUNTY, NV

Rec:\$35.00 Total:\$35.00 HEARTHSTONE INC 2019-936454

10/10/2019 12:19 PM

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DOUGLAS COUNTY APN 1320-30-713-001 thru 054

RECORDING REQUESTED BY AND MAIL TAX STATEMENTS TO:

Hearthstone HOA PO Box 683 Minden, NV 89423



KAREN ELLISON, RECORDER

SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HEARTHSTONE AT MINDEN VILLAGE

The undersigned hereby affirms that the document submitted for

Recording contains personal information as required by law:
Affidavit of Death - NRS 440.380(1)(A) & NRS 40.525(5)
Judgement - NRS 17.150(4)
Military Discharge - NRS 419.020(2)
Signature
Printed Name

When recorded mail to: Hearthstone HOA P.O. Box 683 Minden, NV 89423

SECOND AMENDEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HEARTHSTONE AT MINDEN VILLAGE

This Second Amendment amends the Declaration of Covenants, Conditions and Restrictions for Hearthstone at Minden Village recorded December 15, 2004, in Book 1204, at page 06621, as Document No. 0631912 of Official Records of Douglas County, State of Nevada (the "Declaration"), which was previously amended and recorded on July 24, 2018, as Document No. 2018-917160 of Official Records of Douglas County, State of Nevada.

The owners have voted to amend the Declaration, Article V, Paragraph 5.06 to amend the parking restrictions and the use of garages, and Article VIII, Paragraph 8.01 concerning the membership of the Architectural Review Committee.

AMENDMENT

Article V, paragraph 5.06 of the Declaration is hereby amended as follows:

5.06 Parking Restrictions: Use of Garage. Parking shall be permitted on the west side of West Minden Village Loop only. There shall be no parking on either side of East Minden Village Loop. However, an exception is allowable for commercial vehicles that are performing a service at the location or are actively loading or unloading. In the Project Alleys and cul-de-sacs, owners may use the concrete garage apron for parking as long as the personal vehicle parked there does not impede another resident's ingress or egress to their property. Owners and guests alike may utilize the four (4) common parking areas within the Project for personal vehicles on a first come, first served basis. Unless otherwise permitted by the Board, no boat, trailer, truck exceeding 22 feet in length, recreational vehicle, or camper shall be parked for more than twenty-four (24)

hours in any seven (7) day period. No vehicle of any kind shall be parked in any location, either on street or in a common parking area, for more than 72 consecutive hours. No vehicle shall be parked so as to hinder the free flow of traffic or impede access, ingress or egress of vehicles to the Project or through the Project. Vehicles parked on driveways must allow for the passage of sidewalk pedestrian traffic. Signs will be posted and curbs painted to designate permissible and restricted parking areas. Parking violators are subject to towing at the violator's expense. Garages shall be used for parking of vehicles only and shall not be converted for living or recreational activities. For purposes of this paragraph, the use of the word "Owner" in addition to the definition contained in paragraph 1.27 of the Declaration, shall include tenants residing in the Owner's property. For the purpose of this paragraph, the term "personal vehicle" refers to an automobile, motorcycle, or pickup truck that is equipped and licensed for use on public roads. A pickup truck is defined as a light truck having an enclosed cab and an open body with low sides and tailgate.

Article VIII, paragraph 8.01 of the Declaration is hereby amended as follows:

8.01 Architectural Review Committee. There shall be an Architectural Review Committee (ARC) that shall consist of a minimum of three (3) members. Alternate members may be designated to act as substitute(s) on the Committee in the event of absence or disability of any member. Each member of the Committee shall hold office until such time as he/she has resigned or has been removed or his/her successor has been appointed, as provided herein. The Board shall have the right to appoint and remove all members of the ARC, including alternates, upon a majority vote. The Board may remove members of the Committee at any time with or without cause. In the event that adequate membership to the ARC cannot be obtained, one or more Board members will assume an ARC membership role to ensure the required three (3) member minimum.

Dated this 10th day of October, 2019
HEARTHSTONE AT MINDEN VILLAGE
By: Maker's Christine Roberts, President
STATE OF NEVADA) ss:
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on OCtober 10, 2019, by Christine Roberts

Notary Public

HEATHER A. PATERSON-LEWIS
NOTARY PUBLIC
STATE OF NEVADA
APPT. NO. 08-8288-5
MY APPT. FXPIRES OCTOBER 23, 2020