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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
Attention: Julie Roll, Senior Planner
TRPA File No. ERSP2020-0282

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
CONCERNING THE USE OF THE ACCESSORY LIVING CABIN ("DEED RESTRICTION") TO BE RECORDED
AGAINST ASSESSOR PARCEL NUMBER (APN)
1318-10-310-009**

This Deed Restriction is made this 27 day of May, 2020 by 716 Lincoln LLC, a Nevada limited liability company (Hereinafter "Declarant").

RECITALS

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

Lot 3, in Block F, of ZEPHYR COVE PROPERTY, in Section 10, Township 13 North, Range 18 East M.D.B. & M., as delineated on that certain map entitled "AMENDED MAP OF ZEPHYR COVE PROPERTIES", in Section 10, Township 13 North, Range 18 East, filed in the office of the County Recorder of Douglas County, Nevada, on August 5, 1929.

Said parcel was recorded in Document Number 2019-934813 on September 6, 2019, in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1318-10-310-009 (hereinafter "the property").
2. The Declarant received approval from the Tahoe Regional Planning Agency (hereinafter "TRPA") on April 14, 2020 to relocate an accessory living cabin to the subject single-family residential property.
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 cabin 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 within the cabin is not 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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APPROVED AS TO FORM:

Alex Eidam

Dated: 5/1/2020

Alex Eidam, Associate Planner
Tahoe Regional Planning Agency

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 MAY 1st 2020 before me, TRACY CAMPBELL a Notary Public, personally appeared ALEX EIDAM, 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: Tracy Campbell (Seal)

Name: TRACY CAMPBELL
(typed or printed)



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

Declarant's Signature:

Peter Tilton

Dated: 5/27/20

Peter Tilton, Manager
716 Lincoln, LLC

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 CALIFORNIA,
COUNTY OF LOS ANGELES SS.

On 5/27/20 before me, BRAD BEILINSON a Notary Public,
personally appeared PETER TILTON

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: *Brad Beilinson* (Seal)

Name: BRAD BEILINSON

(typed or printed)

