



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 No.:ERSP2020-0717

**AMENDED AND RESTATED
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR PROJECT AREA COVERAGE CALCULATION
("AMENDED DEED RESTRICTION") TO BE RECORDED AGAINST APNS 1418-10-702-009,
1418-10-802-010, 1418-10-702-008, 1418-10-802-007**

This Deed Restriction is made this 22nd day of June, 2020, by Postmistress Properties, LLC, a Nevada limited liability company, Postmistress Properties II, LLC, a Nevada Limited Liability Company, Lawrence W. Ruvo Living Trust-1989, and Gary R. Clemons and Susan M. Clemons, Trustees of the Gary R. Clemons Revocable Trust dated February 29, 2009, as to a 50% interest, and Gary R. Clemons and Susan M. Clemons, Trustees of the Susan M. Clemons Revocable Trust dated February 29, 2009, as to a 50% interest (hereinafter "Declarants").

RECITALS

1. Declarants are the owners of certain real property located in Douglas County, State of Nevada, described as follows:

Parcel One

See Exhibit "A", attached.

Said parcel was recorded in Document Number 2017-897486, in the Official Records of Douglas County, Nevada on April 18, 2017, and having Assessor's Parcel Number 1418-10-702-009.

Parcel Two

See Exhibit "B", attached.

Said parcel was recorded in Document Number 2017-897486, in the Official Records of Douglas County, Nevada on April 18, 2017, and having Assessor's Parcel Number 1418-10-802-010.

Parcel Three

See Exhibit "C", attached.

Said parcel was recorded in Document Number 2020-941020 on January 17, 2020 in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1418-10-702-008.

Parcel Four

See Exhibit "D", attached.

Said parcel was recorded in Document Number 813686 on November 30, 2012, in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1418-10-802-007.

Parcel One, Parcel Two, Parcel Three, and Parcel Four shall herein be collectively referred to as the "Property."

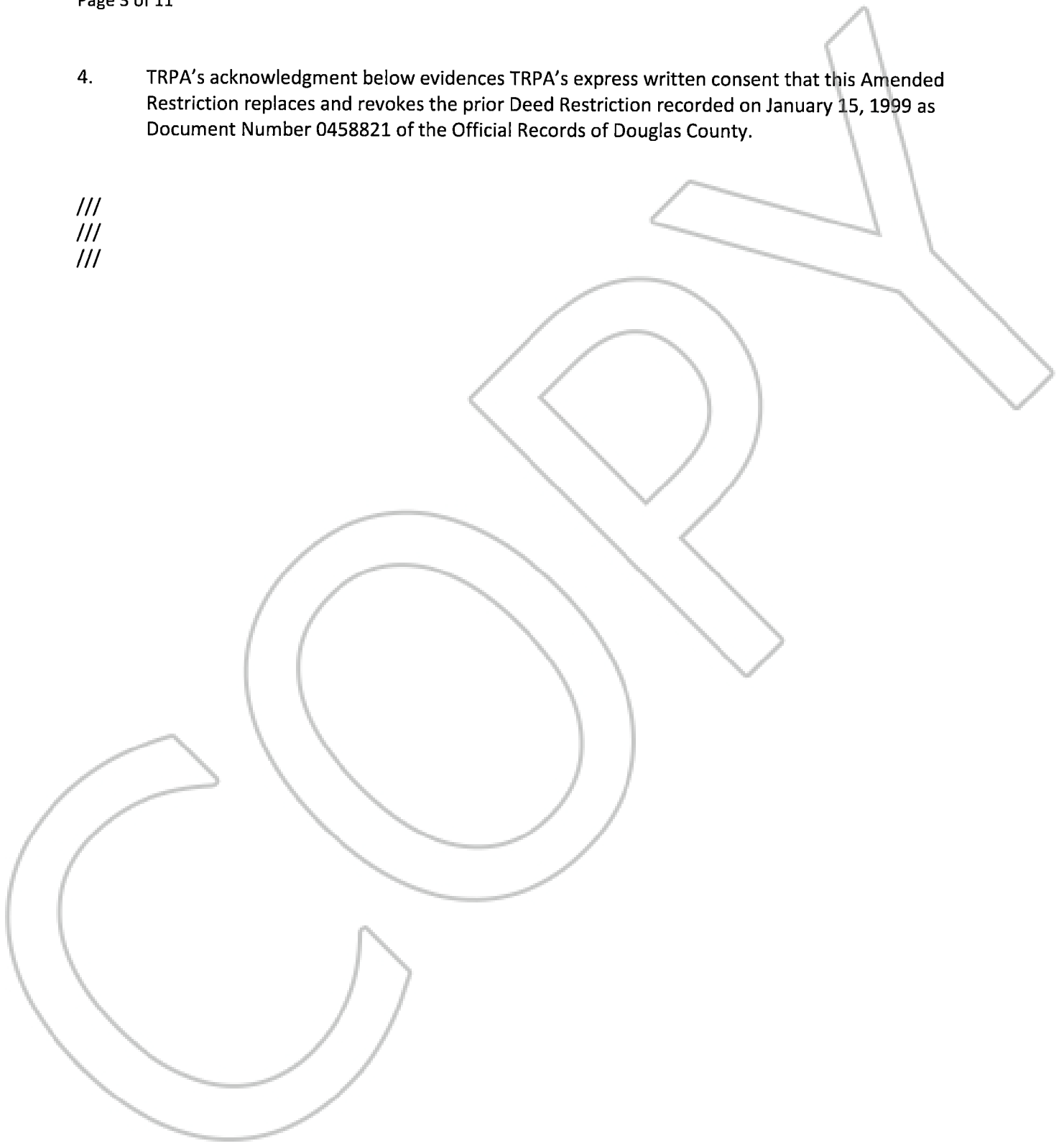
2. Declarants expressly acknowledge that this Amended Deed Restriction replaces a prior Deed Restriction recorded on January 15, 1999 as Document Number 0458821 of the Official Records of Douglas County.
3. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the Tahoe Regional Planning Agency (hereafter "TRPA") pursuant to the Tahoe Regional Planning Compact.
4. Declarants received approval from TRPA on June 1, 2020 for an expansion of a patio on parcel 1418-10-702-009. The permit included a condition that the Declarants record a deed restriction permanently assuring that the coverage calculations for the Property shall always be made as if the parcels had been consolidated.
5. As a condition of the above approval, Chapter 30, Land Coverage, Section 30.4.1.C.2.a.iii. of the TRPA Code of Ordinances, requires that the parcels within the above project area be treated as if legally consolidated for the purpose of future land coverage calculations within the project area.

DECLARATIONS

1. Declarants hereby declare that, for the purpose of satisfying TRPA's June 1, 2020 condition of approval, the Property identified herein shall always be treated as if the parcels had been consolidated for the purposes of land coverage calculations and the application of TRPA ordinances pertaining to land coverage.
2. This Deed Restriction shall be deemed a covenant running with the land, or an equitable servitude, as the case may be, and shall be binding on the Declarants and Declarants' assigns, and all persons acquiring or owning any interest in the property.
3. This Deed Restriction may not be modified or revoked without the prior express written and recorded consent of the TRPA or its successor agency, if any. TRPA shall be deemed and agreed to be a third-party beneficiary of this Deed Restriction, and as such, can enforce the provisions of this Deed Restriction.

4. TRPA's acknowledgment below evidences TRPA's express written consent that this Amended Restriction replaces and revokes the prior Deed Restriction recorded on January 15, 1999 as Document Number 0458821 of the Official Records of Douglas County.

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

Declarant's Signature:

Lawrence W. Ruvo
Postmistress Properties II, LLC

Dated: June 6/2/20

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 NV.)
) SS.
COUNTY OF CLARK

On JUNE 2, 2020 before me, PAULA A. DELLIGATTI a Notary Public, personally appeared LARRY RUVO 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.

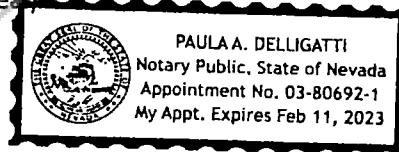
WITNESS my hand and official seal.

Signature: Paula A. Delligatti

(Seal)

Name: PAULA A. DELLIGATTI

(typed or printed)



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

Declarant's Signature:

Lawrence W. Ruvo, member
Lawrence W. Ruvo
Lawrence W. Ruvo Living Trust-1989

Dated: 6/2/2020

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 NV.)
) SS.
COUNTY OF CLARK

On JUNE 2, 2020 before me, PAULA A. DELLIGATTI a Notary Public, personally appeared LARRY RUVO 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.

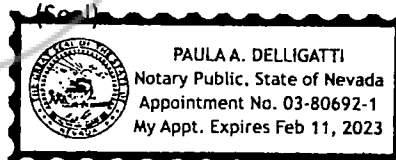
I certify under PENALTY OF PERJURY under the laws of the State of NEVADA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Paula A. Delligatti

Name: PAULA A. DELLIGATTI

(typed or printed)



Julie Koll
Julie Koll, Senior Planner
Tahoe Regional Planning Agency

Dated: 6/1/2020

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 JUNE 1, 2020 before me, TRACY CAMPBELL a Notary Public,
personally appeared JULIE KOLL

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)



EXHIBIT A

March 10, 2017
Job No.16177

DESCRIPTION

The Lawrence Wayne Ruvo Living Trust-1989 RESULTANT

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of the Parcel 3 as shown on that Record of Survey filed for record on May 6, 1986 as document number 134421, more particularly described as follows;

Beginning at a point on the westerly line of said Parcel 3, said point being on the Low-water Line of Lake Tahoe and bearing North 42°44'30" West 1966.32 feet from the Southeast corner of Section 10, Township 14 North, Range 18 East, M.D.M.,

thence along the approximate Low-water Line of Lake Tahoe, as shown on the Record of Survey filed for record on June 2, 1983 as Document Number 81145, being an elevation of 6223.0 feet, Lake Tahoe Datum, the following 5 courses:

North 10°19'07" East 12.67 feet
North 14°11'58" West 50.56 feet
North 52°24'07" West 53.10 feet
North 37°19'27" West 47.71 feet
North 49°37'18" East 10.23 feet

thence North 89°29'15" East 192.10 feet;
thence North 26°03'09" East 4.47 feet;
thence North 89°29'15" East 38.00 feet;
thence South 27°04'39" East 4.47 feet;
thence North 89°29'15" East 30.00 feet;
thence South 01°52'40" West 137.77 feet;
thence South 89°02'29" West 186.26 feet to the Point of Beginning.

Containing 30,497 square feet, more or less.

The Basis of Bearing for this description is that Record of Survey filed for record as document number 832017, being the bearing N 45°03'45" W.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

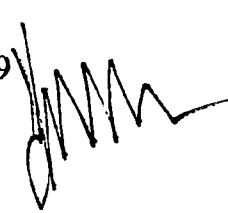


EXHIBIT B

March 10, 2017
Job No.16177

DESCRIPTION
POST MISTRESS PROPERTIES, LLC RESULTANT

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of the Parcel 1 and Parcel 2 per that Quit Claim Deed, recorded February 13, 1997 as document number 0406621, more particularly described as follows;

Beginning at the Southwest corner of said Parcel 1,

thence along the approximate Low-water Line of Lake Tahoe, as shown on that Record of Survey filed for record on June 2, 1983 as Document Number 81145, being an elevation of 6223.0 feet, Lake Tahoe Datum, the following 3 courses:

North 47°23'19" East 64.65 feet;
North 42°05'47" East 43.37 feet;
North 13°59'49" East 54.84 feet;

thence North 88°49'10" East 294.84 feet;
thence North 22°08'08" East 36.33 feet;
thence North 53°33'38" East 50.41 feet;
thence South 68°02'08" East 80.88 feet;
thence North 01°27'45" East 38.96 feet;
thence South 34°36'48" East 59.46 feet;
thence South 01°25'48" West 355.38 feet;
thence South 00°54'34" East 57.38 feet;
thence South 89°07'18" East 197.05 feet;
thence South 35°11'09" East 274.88 feet;
thence South 00°11'51" West 72.18 feet;
thence South 17°15'14" West 239.32 feet;
thence South 35°50'20" West 84.21 feet;
thence South 88°12'32" West 377.23 feet;
thence North 01°37'27" West 114.19 feet;
thence South 87°26'44" West 39.17 feet;
thence North 00°19'50" East 174.25 feet;
thence South 89°03'08" West 267.38 feet;
thence South 25°02'08" West 108.51 feet;

thence along a curve concave to the East, having a radius of 587.50 feet, a central angle of 09°02'28" and an arc length of 92.71 feet, the chord of said curve bears South 20°30'54" West 92.61 feet;

thence South 15°59'39" West 112.39 feet;

thence along a curve concave to the West, having a radius of 612.50 feet, a central angle of 04°30'33" and an arc length of 48.20 feet, the chord of said curve bears South 18°14'56" West 48.19 feet;

thence South 20°30'13" West 194.21 feet;

thence North 67°46'52" West 70.74 feet;

thence North 20°34'34" East 143.93 feet;

thence South 50°25'58" East 54.35 feet;

thence North 20°34'34" East 484.87 feet;

thence North 89°02'17" East 389.76 feet;

thence North 43°11'06" East 45.58 feet;

thence North 00°58'43" West 32.49 feet;

thence North 03°11'54" West 155.61 feet;

thence North 01°07'55" West 96.22 feet;

thence South 89°02'29" West 311.44 feet;

thence North 01°52'40" East 137.77 feet;

thence North 89°29'15" East 35.00 feet;

thence North 00°30'45" West 15.00 feet;

thence North 88°49'10" East 276.01 feet;

thence North 01°28'07" East 53.45 feet;

thence North 88°49'10" East 10.00 feet;

thence North 00°37'16" West 52.60 feet;

thence along a non-tangent curve concave to the West, having a radius of 210.00 feet, a central angle of 24°52'36" and an arc length of 91.18 feet; the chord of said curve bears North 17°53'39" West 90.46 feet;

thence North 28°17'48" East 10.99 feet;

thence North 61°42'25" West 70.31 feet;

thence South 28°17'48" West 44.21 feet;

thence South 61°42'25" East 70.31 feet;

thence North 28°17'48" East 9.31 feet;

thence along a non-tangent curve concave to the West, having a radius of 190.00 feet, a central angle of 20°52'24" and an arc length of 69.22 feet, the chord of said curve bears South 16°08'27" East 68.84 feet;

thence South 00°37'16" East 51.93 feet;

thence South 88°49'10" West 500.00 feet to the Point of Beginning.

EXCEPTION NO. 1:

All that portion of the Southeast quarter of Section 10, Township 14 North, Range 18 East, M.D.B. & M., that is described as Parcels A, B and C, as shown on Parcel Map for GLENBROOK PROPERTIES/GLENBROOK INN, filed in the office of the County Recorder of Douglas County, Nevada, on June 25, 1980, as File No. 45690.

EXCEPTION NO. 2:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

All that certain parcel of land located in the Southeast one quarter (1/4) of Section 10, Township 14 North, Range 18 East, Mount Diablo Base and Meridian in the County of Douglas, State of Nevada; and being more particularly described as follows:

Beginning at the Southwesterly corner of Parcel "C" as shown and so designated on the Parcel Map for Glenbrook Properties, filed in the Official Douglas County Records on the 25th of June, 1980, as Document No. 45690; thence North $88^{\circ}49'10''$ East 57.00 feet; thence South $01^{\circ}10'50''$ East 40.17 feet; thence South $88^{\circ}49'10''$ West 57.00 feet; thence North $01^{\circ}10'50''$ West 40.17 feet to the point of beginning. Said parcel being further designated as Adjusted Parcel "D", as shown on Record of Survey filed in the office of the Recorder of Douglas County, Nevada, on June 2, 1983, as File No. 81145.

Containing 8.986 acres, more or less.

The Basis of Bearing for this description is that Record of Survey filed for record as document number 832017, being the bearing $N 45^{\circ}03'45'' W$.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



[Handwritten signature]

EXHIBIT C

EXHIBIT A

Legal Description

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of Parcel 1 and Parcel 2 per that Quit Claim Deed, recorded February 13, 1997 as document number 0406621, and all that portion of that Parcel of land described in that Deed of Trust, recorded November 18, 2008 as document number 733249, more particularly described as follows;

Beginning at the Southeast corner of said Parcel of land described in document number 733249,

thence South 88°49'10" West 276.01 feet;
thence South 00°30'45" East 15.00 feet;
thence South 89°29'15" West 65.00 feet;
thence North 27°04'39" West 4.47 feet;
thence South 89°29'15" West 38.00 feet;
thence South 26°03'09" West 4.47 feet;
thence South 89°29'15" West 192.10 feet;
thence along the Low-water Line of Lake Tahoe, being an elevation of 6223.0 feet, Lake Tahoe Datum, the following 4 courses:

North 49°37'18" East 18.55 feet;
North 40°15'18" East 42.44 feet;
North 48°45'33" East 29.40 feet;
North 47°23'19" East 3.69 feet;

thence North 88°49'10" East 500.00 feet;
thence North 00°37'16" West 51.93 feet;
thence along a non-tangent curve concave to the West, having a radius of 190.00 feet, a central angle of 20°52'24" and an arc length of 69.22 feet, the chord of said curve bears North 16°08'27" West 68.84 feet;
thence South 28°17'48" West 9.31 feet;
thence North 61°42'25" West 70.31 feet;
thence North 28°17'48" East 44.21 feet;
thence South 61°42'25" East 70.31 feet;
thence South 28°17'48" West 10.99 feet;
thence along a non-tangent curve concave to the West, having a radius of 210.00 feet, a central angle of 24°52'36" and an arc length of 91.18 feet, the chord of said curve bears South 17°53'39" East 90.46 feet;
thence South 00°37'16" East 52.60 feet;

thence South 88°49'10" West 10.00 feet;
thence South 01°28'07" West 53.45 feet to the Point of Beginning.

Containing 38,178 square feet, more or less.

The Basis of Bearing for this description is that Record of Survey filed for record on April 16, 1990 as document number 224037.

“Excepting any portion of the above described property lying within the bed of Lake Tahoe below the line of natural ordinary high water and also excepting any artificial accretions to the land waterward of the line of natural ordinary high water or if the lake level has been artificially lowered, excepting any portion lying below an elevation of 6,223.00 feet, Lake Tahoe Datum established by N.R.S. 321.595”

(The legal description in this Grant, Bargain and Sale Deed is taken from a Grant, Bargain and Sale Deed dated October 22, 2013 and recorded on November 4, 2013 as Document No. 0833345 in the Douglas County Recorder’s office, State of Nevada. The preparer of this deed has not independently verified the legal description set forth herein).

DESCRIPTION

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of the Southeast quarter of Section 10, Township 14 North, Range 20 East, M.D.B. & M., described as follows:

All that portion of Parcel A, as shown on the Record of Survey for the Glenbrook Company (Lot Line Adjustment) recorded December 16, 1983, in Book 1283, of the Official Records at page 2128, Douglas County, Nevada, as Document No. 92853 and on Amended Record of Survey for the Glenbrook Company (Lot Line Adjustment) recorded January 6, 1984, in Book 184, of Official Records at page 310, Douglas County, Nevada, as Document No. 93920, being a division of Parcel No. 4, of Parcel Map recorded as Document No. 31389, and that portion of Parcel B2, as shown on that Record of Survey supporting a Boundary Line Adjustment for Edward Fein, recorded June 18, 2004, as Document No. 616495, more particularly described as follows:

Beginning at the Southwest corner of said Parcel B2:

Thence North 07°31'00" East 56.06 feet;
Thence North 89°02'29" East 450.63 feet;
Thence South 00°57'31" East 23.33 feet;
Thence North 89°02'29" East 58.00 feet;
Thence North 00°57'31" West 23.33 feet;
Thence North 89°02'29" East 67.00 feet;
Thence North 00° 57'31" West 19.94 feet;
Thence North 89°02'29" East 67.48 feet;
Thence South 03°13'09" East 65.47 feet;
Thence South 00°57'31" East 32.50 feet;
Thence South 43°10'40" West 45.59 feet;
Thence South 89°02'29" West 389.87 feet;
Thence South 20°34'33" West 40.96 feet;
Thence North 59°05'07" West 166.89 feet;
Thence North 87°00'04" West 75.77 feet to the POINT OF BEGINNING.

Containing 1.54 acres, more or less.