

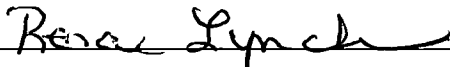
RECORDING REQUESTED BY/  
WHEN RECORDED MAIL TO:

JUSTIN M. TOWNSEND, ESQ.  
ALLISON MacKENZIE, LTD.  
402 North Division Street  
Post Office Box 646  
Carson City, NV 89703



KAREN ELLISON, RECORDER

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



**ANNEXATION AMENDMENT**

**TO SECOND AMENDED & RESTATED DECLARATION  
OF COVENANTS, CONDITIONS AND RESTRICTIONS  
AND RESERVATION OF EASEMENTS**

**FOR**

**COTTAGES AT CARSON VALLEY**

This Annexation Amendment, made effective the 20<sup>th</sup> day of August, 2020 (the “Effective Date”), by Landsmith Appreciation Fund, LLC, a Nevada limited liability company, successor to the development rights for the development known as Cottages at Carson Valley (the “Declarant”), is made with reference to the following Recitals:

**RECITALS**

**R1.** On or about September 4, 2009, Kit Carson Development Ltd., the Original Declarant, recorded that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions in the Douglas County Recorder’s Office as Document No. 0750268 (the “Amended Declaration”).

**R2.** On November 17, 2016, the Declarant recorded that certain Second Amended & Restated Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Cottages at Carson Valley in the Douglas County Recorder’s Office as Document No. 2016-890841 (the “Second Amended Declaration” and, together with the “Amended Declaration”, the “Declaration”). The Declaration directly affects certain real property (the “Property”) described in Exhibit “A” attached to the Amended Declaration. Capitalized terms not defined herein shall have the meaning given to them in the Second Amended Declaration

**R3.** Article 15.1 of the Second Amended Declaration provides the Declarant may add to the Property all or any portions of certain property designated in the Second Amended Declaration as Annexable Area and that such property shall become Annexed Property upon the recording of an Annexation Amendment and, thereafter, subject to the Declaration.

**R4.** By this Annexation Amendment, recorded pursuant to Article 15.1 of the Second Amended Declaration, Declarant hereby intends to cause the annexation of the properties described herein, to be subject to the Declaration and the rights, powers, and duties of the Association, and does hereby annex said properties into the Cottages at Carson Valley.

NOW THEREFORE, it is hereby declared that properties, owned by the Declarant on the Effective Date, and which are shown on that certain Final Map for The Cottages at Carson Valley, Phase 2, recorded on 01 21, 2021 as Document No. 960309 in the Douglas County Recorder's Office (the "Annexed Property"), is annexed into the Cottages at Carson Valley, and is made subject to the Declaration and subject to the rights, powers and duties of the Association.

Pursuant to Article 15.1 of the Second Amended Declaration, a description of the Annexed Property is attached here as Exhibit A.

Pursuant to NRS 116.211, all that portion of the Annexed Property shown as Common Area on the above-referenced Final Map, shall be Common Area, which shall be maintained as set forth in the Declaration.

IN WITNESS WHEREOF, the Declarant has hereunto caused these presents to be executed.

LANDSMITH APPRECIATION FUND, LLC,  
Declarant

By: \_\_\_\_\_  
James Breitenstein, Manager

STATE OF NEVADA     )  
  : ss.  
COUNTY OF DOUGLAS    )

*EG*

On the \_\_\_\_\_ day of \_\_\_\_\_, 2021, personally appeared before me, a notary public, James Breitenstein, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is a Manager of LANDSMITH APPRECIATION FUND, LLC, a Nevada limited liability company, and who further acknowledged to me that he executed the foregoing document on behalf of said limited liability company.

See Attached Certificate  
NOTARY PUBLIC

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 Santa Clara

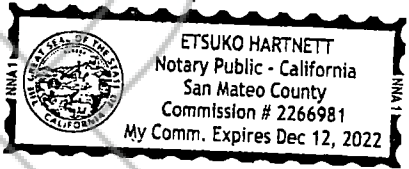
On the Jan. 19 2021 before me, Etsuko HARTNETT a Notary Public, personally appeared James Breitenstein who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (s) are subscribed to the within instrument and acknowledged to me that (s) he/she/they executed the same in (s) his/her/their authorized capacity(ies), and that by (s) 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: *Etsuko Hartnett*

Name: Etsuko HARTNETT  
(Typed or Printed)



(Seal)

2670-010  
1/14/2021

**EXHIBIT 'A'**  
**DESCRIPTION**  
**THE COTTAGES AT CARSON VALLEY, PHASE 2**

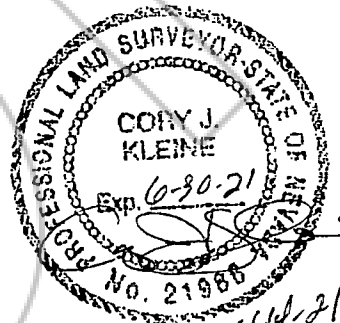
All that real property situate in the County of Douglas, State of Nevada, described as follows:

Future Lots 60 through 81, and Common Areas A & B of the Final Subdivision Map for The Cottages at Carson Valley, Phase 2, to be recorded, more particularly described as follows:

Lots 60 & 61 as shown on the Amended Final Map for The Cottages at Carson Valley, Phase 1 filed for record June 20, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 900311.

The Basis of Bearing for this description is identical to the Amended Final Map for The Cottages at Carson Valley, Phase 1 filed for record June 20, 2017 in said office of Recorder, Douglas County, Nevada as Document No. 900311.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Cory J. Kleine, PLS 21988  
P.O. Box 2229  
Minden, Nevada 89423



01/14/21

# FINAL SUBDIVISION MAP A PLANNED UNIT DEVELOPMENT (PD 05-003-3) & (LDA 16-019) THE COTTAGES AT CARSON VALLEY PHASE 2

LOCATED WITHIN A PORTION OF SECTION 21,  
TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA

### OWNER'S CERTIFICATE

I, the undersigned, owner of the above described premises, hereby certify that the information furnished herein, including the name of the person who prepared the subdivision map, is true and correct to the best of my knowledge and belief, and that I have not been convicted of a crime involving moral turpitude within the last five years, and that I am not a person who has been declared incompetent by a court of law. I have not been convicted of a crime involving moral turpitude within the last five years, and I am not a person who has been declared incompetent by a court of law. I have not been convicted of a crime involving moral turpitude within the last five years, and I am not a person who has been declared incompetent by a court of law.

COTTAGES HOLDING (a Nevada Limited Liability Company)  
BY: Carson Valley  
TITLE: MANAGER  
BY: Carson Valley  
TITLE: MANAGER

COUNTY OF Douglas  
STATE OF Nevada

ON THIS 12th DAY OF September IN THE YEAR 2021, BEFORE ME, a Notary Public in and for the State of Nevada, the person whose name is subscribed to the above instrument and who is the person who executed the instrument, together with the person or persons named in the instrument, acknowledged to me that he or she executed the instrument for the purposes and consideration therein expressed. My commission expires August 12, 2023.



### TITLE CERTIFICATE

This is to certify that the party or parties named herein as the grantor or grantors in the above instrument is or are the owner or owners of the premises described in the instrument, and that the instrument is a valid and lawful conveyance of the premises described in the instrument, and that the instrument is not subject to any lien, mortgage, or other encumbrance, and that the instrument is not subject to any lien, mortgage, or other encumbrance, and that the instrument is not subject to any lien, mortgage, or other encumbrance.

SUBJECT: 1.0000 ACRES, MORE OR LESS, BEING A PORTION OF SECTION 21, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, AS SHOWN ON THE SUBDIVISION MAP RECORDED IN THE PUBLIC RECORDS OF DOUGLAS COUNTY, NEVADA, UNDER RECORD NO. 2021-003-3.  
SIGNED: Carson Valley DATE: 9/12/21  
PRINTED NAME: Carson Valley  
TITLE: MANAGER

SURVEYOR'S CERTIFICATE  
I, Carson Valley, a Professional Land Surveyor Licensed in the State of Nevada, hereby certify that the results of a survey conducted under my direct supervision at the above described location on 09/12/21 are as follows:  
1) This party represents the results of a survey conducted under my direct supervision at the above described location on 09/12/21.  
2) The above survey was conducted on 09/12/21.  
3) The party has complied with the applicable state statutes and any local ordinances in effect on the date that the covering deed was filed.  
4) The boundaries depicted on the plat will be of the character shown and described in the instrument, and the instrument is not subject to any lien, mortgage, or other encumbrance, and that the instrument is not subject to any lien, mortgage, or other encumbrance.



### UTILITY COMPANIES CERTIFICATE

I, the undersigned, utility company, hereby certify that the information furnished herein, including the name of the person who prepared the subdivision map, is true and correct to the best of my knowledge and belief, and that I have not been convicted of a crime involving moral turpitude within the last five years, and that I am not a person who has been declared incompetent by a court of law. I have not been convicted of a crime involving moral turpitude within the last five years, and I am not a person who has been declared incompetent by a court of law. I have not been convicted of a crime involving moral turpitude within the last five years, and I am not a person who has been declared incompetent by a court of law.

FRONTIER COMPANIES  
BY: Carson Valley  
TITLE: MANAGER

COUNTY OF Douglas  
STATE OF Nevada

A PUBLIC UTILITY SERVICE IS HEREBY GRANTED TO SCOURTHORPE GAS WITHIN EACH UNIT OF THE ABOVE DESCRIBED PLANNED UNIT DEVELOPMENT. THE SERVICE SHALL BE PROVIDED BY THE SCOURTHORPE GAS UTILITY SERVICE COMPANY, A PUBLIC UTILITY SERVICE COMPANY, INCORPORATED IN THE STATE OF NEVADA, AND THE UTILITY COMPANY SHALL BE THE SCOURTHORPE GAS UTILITY SERVICE COMPANY, INCORPORATED IN THE STATE OF NEVADA.

PRINTED NAME: Carson Valley  
DATE: 9/12/21

### DIVISION OF WATER RESOURCES CERTIFICATE

This final map is approved by the Division of Water Resources on the date and at the location shown on the map, and the quantity shown on the map is the quantity shown on the map, and the quantity shown on the map is the quantity shown on the map, and the quantity shown on the map is the quantity shown on the map.

PRINTED NAME: Carson Valley  
DATE: 9/12/21

### NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

I, the undersigned, Nevada Division of Environmental Protection, hereby certify that the information furnished herein, including the name of the person who prepared the subdivision map, is true and correct to the best of my knowledge and belief, and that I have not been convicted of a crime involving moral turpitude within the last five years, and that I am not a person who has been declared incompetent by a court of law. I have not been convicted of a crime involving moral turpitude within the last five years, and I am not a person who has been declared incompetent by a court of law. I have not been convicted of a crime involving moral turpitude within the last five years, and I am not a person who has been declared incompetent by a court of law.

### FIRE DEPARTMENT'S CERTIFICATE

I, the undersigned, Fire Department, hereby certify that the information furnished herein, including the name of the person who prepared the subdivision map, is true and correct to the best of my knowledge and belief, and that I have not been convicted of a crime involving moral turpitude within the last five years, and that I am not a person who has been declared incompetent by a court of law. I have not been convicted of a crime involving moral turpitude within the last five years, and I am not a person who has been declared incompetent by a court of law. I have not been convicted of a crime involving moral turpitude within the last five years, and I am not a person who has been declared incompetent by a court of law.

BY: Carson Valley  
TITLE: MANAGER

COUNTY OF Douglas  
STATE OF Nevada

COUNTY TAX COLLECTOR'S CERTIFICATE  
I, the undersigned, County Tax Collector, hereby certify that the information furnished herein, including the name of the person who prepared the subdivision map, is true and correct to the best of my knowledge and belief, and that I have not been convicted of a crime involving moral turpitude within the last five years, and that I am not a person who has been declared incompetent by a court of law. I have not been convicted of a crime involving moral turpitude within the last five years, and I am not a person who has been declared incompetent by a court of law. I have not been convicted of a crime involving moral turpitude within the last five years, and I am not a person who has been declared incompetent by a court of law.

BY: Carson Valley  
TITLE: MANAGER

### COUNTY CLERK'S CERTIFICATE

I, the undersigned, County Clerk, hereby certify that the information furnished herein, including the name of the person who prepared the subdivision map, is true and correct to the best of my knowledge and belief, and that I have not been convicted of a crime involving moral turpitude within the last five years, and that I am not a person who has been declared incompetent by a court of law. I have not been convicted of a crime involving moral turpitude within the last five years, and I am not a person who has been declared incompetent by a court of law. I have not been convicted of a crime involving moral turpitude within the last five years, and I am not a person who has been declared incompetent by a court of law.

BY: Carson Valley  
TITLE: MANAGER

### COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

I, the undersigned, Community Development Department, hereby certify that the information furnished herein, including the name of the person who prepared the subdivision map, is true and correct to the best of my knowledge and belief, and that I have not been convicted of a crime involving moral turpitude within the last five years, and that I am not a person who has been declared incompetent by a court of law. I have not been convicted of a crime involving moral turpitude within the last five years, and I am not a person who has been declared incompetent by a court of law. I have not been convicted of a crime involving moral turpitude within the last five years, and I am not a person who has been declared incompetent by a court of law.

