

APNs 1318-22-310-006

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

Feldman Thiel LLP
Attn: Kara Thiel
P.O. Box 1309
Zephyr Cove, NV 89448

**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR STREAM ENVIRONMENT ZONE RESTORATION AND PROTECTION
("DEED RESTRICTION")**

This Deed Restriction is made as of this 17th day of March, 2021, (the "**Effective Date**") by BEACH CLUB DEVELOPMENT, LLC, a Nevada limited liability company ("**Declarant**").

RECITALS

A. Declarant is the owner of that certain real property located in Douglas County, Nevada, having Assessor's Parcel Number (APN) 1318-22-310-006 (the "**Declarant Property**") and more particularly described, respectively, as follows:

Lot A as shown on the Final Subdivision Map LDA 15-026 for Tahoe Beach Club recorded on November 27, 2018, as Document No. 2018-922870, Official Records of Douglas County, Nevada.

B. The Declarant Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, State. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the Tahoe Regional Planning Agency ("**TRPA**") pursuant to the Tahoe Regional Planning Compact.

C. Pursuant to the Settlement Agreement approved by the TRPA Governing Board on September 30, 2020, and executed by and between TRPA and Declarant (the "**Settlement Agreement**"), Declarant is required to restore the entire stream environment zone ("**SEZ**") located on the north side of the access drive on the Declarant Property shown on the TRPA-approved site plan prepared by Welsh Hagen Associates ("**WHA**"), dated August 21, 2019. (TRPA File Nos. ERSP2014-0375 and CODE2019-0019.)

D. Pursuant to the Settlement Agreement, Declarant is further required to record a deed restriction prohibiting, in perpetuity, future development in the SEZ located on the north side of the access drive on the Declarant Property shown on the TRPA-approved site plan prepared by WHA, dated August 21, 2019.

DECLARATION

1. Declarant hereby declares that, consistent with the terms of the Settlement Agreement, future development in the SEZ to be restored on the north side of the access drive on the

