

APN# SEE DOCUMENT



00157846202209878770110115

Recording Requested by/Mail to:

Name: JOBS PEAK RANCH HOA  
ATTN: WILLIAM W. NIENBES  
Address: 220 SHERIDAN CREEK CT  
City/State/Zip: GARDNERVILLE, NV 89460

KAREN ELLISON, RECORDER

Mail Tax Statements to:

Name: JOBS PEAK RANCH HOA  
Address: CAMELOT PARKWAY #1  
City/State/Zip: CARSON CITY NV 89702

CC+R ADDENDUM EXHIBIT "B"

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
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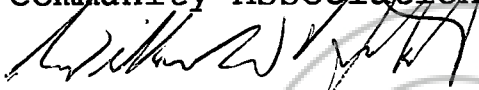
**Jobs Peak Ranch  
Community Association  
Gardnerville, Nevada 89460**

**JOB'S PEAK**  
R A N C H

**Addendum to Restated Declaration of  
Covenants, conditions and Restrictions**

→ DOCUMENT 2021-972521

On August 16, 2021 The Restated CC&R's for the Jobs Peak Ranch community were recorded in Douglas County Nevada. As a part of these CC&R's a document was included named Exhibit "B" Restrictions on Use, Occupancy and Transfer of Units. The CC&R's state by authority of the Board of Directors this document may be modified and changed July 23, 2022, at the discretion of the Board and recorded. The attached Exhibit "B" reflects a Board approved revision and is hereby made a part of the Jobs Peak Ranch Community Association governing documents

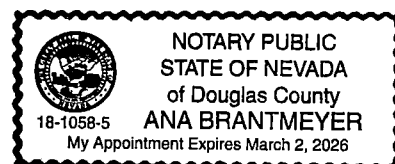


William W. Nichols, Director  
Jobs Peak Ranch Community Association, Inc.  
*State of Nevada, County of Douglas*

On July 27<sup>th</sup>, 2022, before me, a notary public, personally appeared William W. Nichols, personally known (or proved) to me to be the person whose name is subscribed to the above instrument, who acknowledged to me that he is a Director on the Board of Directors of the Jobs Peak Ranch Community Association, Inc. and who further acknowledged that he executed the foregoing instrument on behalf of said association for the uses and purposes therein stated.



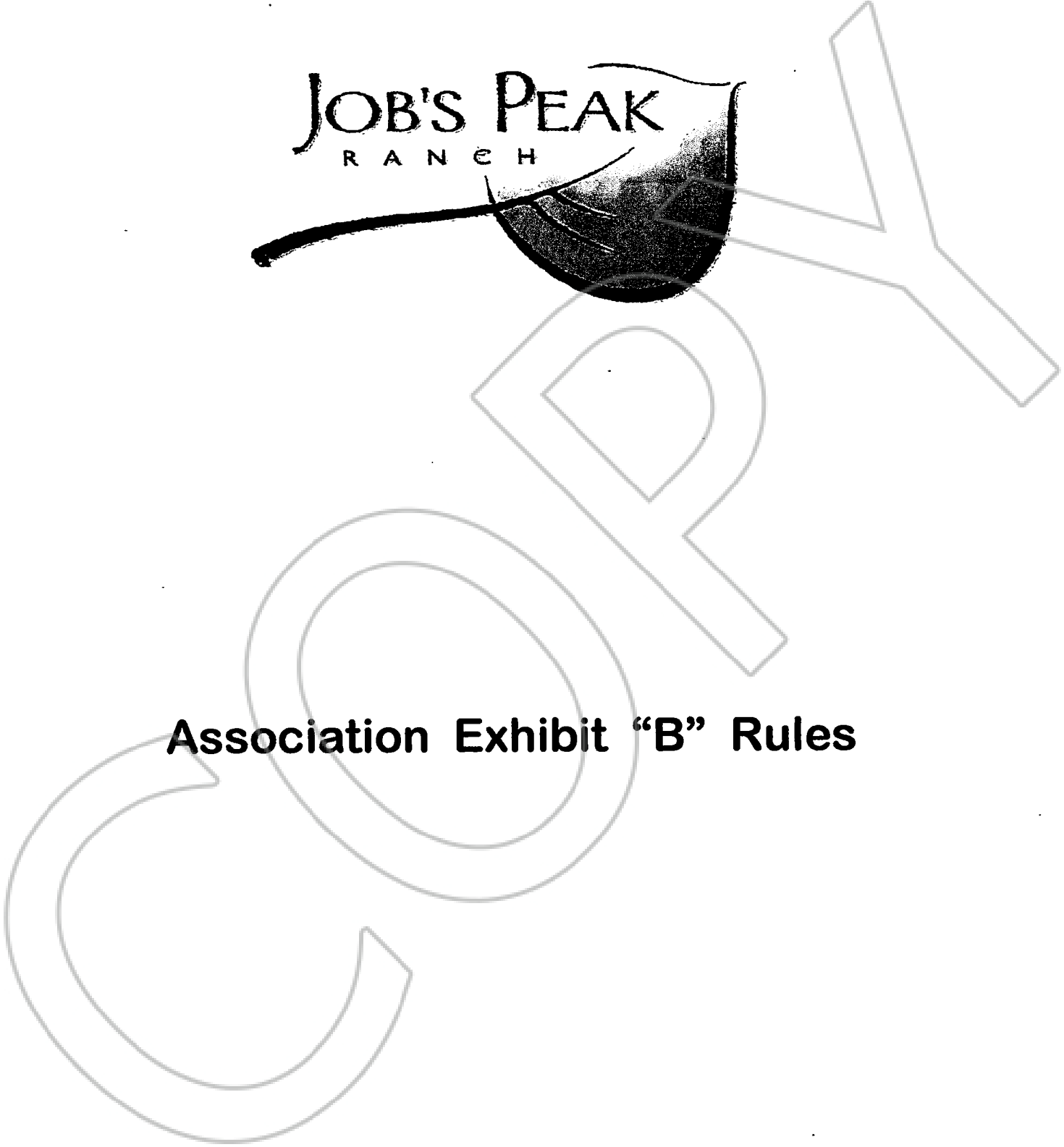
Notary Public



**JOB'S PEAK**  
R A N C H



**Association Exhibit "B" Rules**



## **EXHIBIT "B"**

### **Restrictions on Use, Occupancy and Transfer of Units**

The following restrictions shall be subject to expansion, repeal or modification in accordance with the rule making authority set forth in Article III and amendment provisions of Article XIII of the Restatement:

1. **Residential Use.** Units shall be used exclusively for single family residential purposes and no business or trade shall be conducted on or from any Unit, except that an Owner or occupant residing in the dwelling on a Unit may conduct "home business" activities ancillary to the primary residential use of such Unit, provided that: (a) there is no change to the exterior of structures on the Unit to accommodate such activity and no signs or other advertising are placed on the exterior portions of the Unit; (b) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Unit; (c) the business activity is in compliance with the Governing Documents and all applicable laws, ordinances and regulations, including applicable zoning; (d) the business activity does not involve regular visitation of the Unit by more than one employee (other than family members who permanently reside in the dwelling on the Unit), or by clients, customers, suppliers, or other business invitees in the normal course of business (occasional visits which do not noticeably increase traffic to and from the Unit above the level typical of Units without such home businesses shall not be considered "regular visitation"); (e) the business activity does not involve door-to-door or telephone solicitation of residents of the Community; and (f) advertising, telephone listings, and marketing and promotional materials for the business activity do not include the address of the Unit.

The terms "business" and "trade", as used in this Paragraph 1, include, without limitation, any occupation, work, or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation, or other form of consideration, regardless of whether: (i) such activity is engaged in full or part-time, (ii) such activity is intended to or does generate a profit, or (iii) a license is required. The leasing of a Unit in accordance with Paragraph 2 shall not be considered a business or trade within the meaning of this Paragraph 1.

2. **Leasing of Units.** "Leasing", as used in this Paragraph 2, means the regular occupancy of a Unit by any Person other than the Owner (and the Owner's family while residing with the Owner), for which the Owner receives any rent, services, or other valuable consideration or benefit. Units may be leased only in their entirety and shall not be leased for periods of less than one (1) year or for transient, time-share or hotel purposes. Any arrangement or agreement for the leasing of a Unit ("lease") shall be in writing and shall apply to the entire Unit. Notice of any lease, together with such additional information as the Board may reasonably require, shall be given to the Board by the Unit Owner within ten (10) days of execution of the lease. All leases shall specify that the tenant and all occupants of the leased Unit and their guests must abide by the Governing Documents and that failure to do so shall constitute a default under the lease. The Owner of a leased Unit shall make available to the tenant copies of the Governing Documents and shall be responsible for the conduct and activities

of the occupants of the Unit while in the Community and be liable for any damages, penalties or assessments caused by such tenant.

3. **RESTRICTED/PROHIBITED ACTIVITIES.** The following designates restricted or prohibited activities within the Community unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board of Directors:

- (a) Construction of more than one single family dwelling and approved accessory structures on any Unit, or construction of any accessory structure on a Unit before commencing construction of the single family dwelling.
- (b) Use of any structure or vehicle as a residence or business, either temporarily or permanent ly, except for such structures as are approved pursuant to Article V of the Declaration and permitted to be used for such purpose under this Declaration, the Community Design Guidelines or the Architecture and Landscape Rules.
- (c) Conversion of all or any portion of a garage to any use which reduces the number of vehicles which may be parked in such garage below the number for which it was designed and approved pursuant to Article V;
- (d) Parking of any vehicles or equipment including trailers, on the streets within the Community is not permitted except while construction is in progress and only during daylight hours. Temporary or permanent storage/parking of any vehicle including but not limited to: cars, trucks, ATV/UTV, golf carts, mobile homes, recreational vehicles, campers, camping trailers, camper shells, tractors, lawnmowers, boats, watercraft, utility trailers or motorcycles is not allowed outside of an enclosed garage for more than seventy-two (72) hours if visible from the street or a neighbor. All vehicles must be stored/parked on a hard surface at all times. A hard surface is defined as concrete, concrete pavers or asphalt.
- (e) Operation of vehicles in excess of the 25 m.p.h. speed limits on all roads within the Community, which will be enforced and drivers operating the vehicle are subject to fines. All Owners, their family and invitees must at all times safely maintain control of their vehicle as conditions allow, utilizing extra caution when operating any vehicle during winter and unusual weather events.
- (f) Operation of any motorized vehicle on paths, trails or walkways within the Community is prohibited. The operation of vehicles within the Community must operate in a safe manner and comply with the rules of the Community. For a safe operation of these vehicles safety equipment is required such as Rear View Mirror, Brake Lights and Spark Arrestor on gas powered vehicles.

## RESTRICTED / PROHIBITED ACTIVITIES CONTINUED

(g) Raising, breeding or keeping of animals, livestock, or poultry of any kind, except that a reasonable number of dogs, cats, or other usual and common household pets may be permitted in a Unit; however, those pets which are permitted to roam free, or, in the sole discretion of the Board, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Units shall be removed upon request of the Board.

(h) Outside burning of trash, leaves, debris or any other flammable materials or open flames of any kind is prohibited. Designated and authorized outdoor fireplaces or fire pits, barbecue grills or similar cooking devices must have a lid and/or have appropriate spark arresters or other fire safety or suppression. Fire Pits must be Gas burning only as stated in the ALC Guidelines.

(i) Any activity which emits foul or obnoxious odors outside the Unit, creates noise or other conditions which tend to disturb the peace or threaten the safety of the occupants of other Units, or tends to cause an unclean, unhealthy or untidy condition to exist outside of enclosed structures on the Unit.

(j) Any activity which violates local, state or federal laws or regulations; however, the Board shall have no obligation to take enforcement action in the event of a violation.

(k) Accumulation of rubbish, trash, or garbage except between regular garbage pickups, and then only in approved containers.

(l) Obstruction, diversion or re-channeling of streams or drainage flows after location and installation of drainage swales, storm sewers, or storm drains, except that the Association shall have such right; provided, the exercise of such right shall not materially diminish the value of or unreasonably interfere with the use of any Unit without the Owner's consent.

(m) Subdivision of a Unit into two or more Units, or changing the boundary lines of any Unit after recording of a Final Subdivision Map including such Unit.

(n) Conveyance of any easement or other interest which is less than the Owner's entire interest in a Unit (other than a conveyance which creates a tenancy-in-common, joint tenancy or community property), or granting of any rights or interest which would cause a separation into different ownerships of the air, surface and/or subsurface rights of any Unit or portion of a Unit.

(o) Use of any Unit for operation of a timesharing, fraction-sharing, or similar program whereby the right to exclusive use of the Unit rotates among participants in the program on a fixed or floating time schedule over a period of years.



## RESTRICTED / PROHIBITED ACTIVITIES CONTINUED

(p) Capturing, trapping or killing of wildlife within the Community, except in circumstances posing an imminent threat to the safety of persons using or living in the Community.

(q) Any activities involving exploration for or removal of natural resources (other than activities of governmental authorities or utility companies in connection with the provision of water to the Property), or which materially disturb or destroy the vegetation, wildlife, wetlands, or air quality within the Community, or which pose an unreasonable threat of wildfire or use excessive amounts of water or which result in unreasonable levels of sound or light pollution, except such site work as is normal and customary in the course of permitted construction activities.

(r) Any construction, erection, or placement of any thing, permanently or temporarily, on the outdoor portions of a Unit or so as to be visible from outside the dwelling on a Unit, except in strict compliance with the provisions of Article V of the Restatement. This shall include, without limitation, tents and other temporary structures; signs and ornamentation; basketball hoops, swing sets and similar sports and play equipment; mailboxes, outdoor clothes drying facilities, barbecue grills, garbage cans and woodpiles; swimming pools; above-ground utilities (except temporary power and telephone lines during construction on a Unit); apparatus for the transmission or reception of television, radio, satellite, or other signals of any kind; and hedges, walls, dog runs, animal pens, or fences of any kind. Questions regarding building envelope content may be addressed to the Architectural Landscape Committee.

4. Satellite Dishes. Pursuant to the 1999 FCC Ruling entitled "Over-the-Air Reception Devices Rule", satellite dishes are allowed, but their location is controlled by the ALC. Dishes one meter (39.37") or over in diameter are disallowed completely. Dishes less than one meter in diameter must be kept on the Southern rear corner of the residence or below the fence line. If a quality signal cannot be achieved the dish may be placed above the fence line only as high as required to receive a quality signal and as far away from all streets as possible. If this placement causes untimely delay of installation or unreasonable cost, the satellite dish may be placed in the next closest location where all the above conditions are met.

5. Connection to Community Natural Gas System. Within 120 days after a community natural gas system becomes available to serve all or a portion of the Community, the Owners of Units to which such system is available shall connect any dwelling on their Units to such system and cease use of, remove and properly dispose of any liquid propane tank and related enclosure to which the dwelling was connected prior to the availability of the community natural gas system.

6. Denitrification Sewage Disposal Systems. The only septic system that are allowed within Job's Peak Ranch are the denitrification - individual sewage disposal system as per NDEP (Nevada Division of Environmental Protection) requirements and must provide effluent out of the system with 10mg/l or less of total nitrogen. Reference is hereby made to the recorded final map notes. Annual system inspections are required by certified personnel.

7. Animal Control. All JPR residents and invitees are required to adhere to Douglas County Codes with attention to and including regulations governing the control and limitations of animals and specifically the requirements on dogs set forth in Title 6.04, or as amended. Owners who own or will invite dogs or other animals into the Community should review these requirements as they are enforceable and applicable to JPR residents and its roadways and common elements. For you and your dog to be lawful, your dog(s) must perform under the immediate direction and control at all times of the person responsible for the dog. All Owners or invitees of an Owner shall keep all dogs under control by leash or other restraints while on roadways outside of such Owner's residential Unit. Dog walkers within the Community need to be respectful of their neighbors and aware that some neighbors may not know your animal.

8. Signs and Displays The Association shall not prohibit a Unit's Owner or an occupant of a Unit from exhibiting one or more political signs within the physical portion of the Unit as that owner or occupant has a right to occupy and use exclusively, subject to the following conditions:

- (a) All political signs exhibited must not be larger than 24 inches by 36 inches.
- (b) If the Unit is occupied by a tenant, the Unit's owner may not exhibit any political sign unless the tenant consents, in writing, to the exhibition of the political sign.
- (c) All political signs exhibited are subject to any applicable provisions of law governing the posting of political signs.
- (d) A unit's owner or an occupant of a unit may exhibit as many political signs as desired but may not exhibit more than one political sign for each candidate, political party or ballot question.

Political signs are allowed on Owner's property only and are not to be displayed on Community property. Political signs are to be timely removed from view or display after an election no later than as required by federal or state law or county ordinance or regulation. Flags, flag poles and/or lighting are subject to Article V and ALC regulations regarding placement and height.



9. Bio-Mass Storage. A Bio Mass Storage area has been established for the conveniences of JPR Owners **only**. The facility has rules regarding material disposition and the types of landscape biodegradable material that can be disposed. (See Web Site for Governing Documents as described in Exhibit C).

10. Solar Power Systems. All solar power system projects must be approved in writing by the ALC pursuant to Article V, prior to commencing any construction activities on the exterior of the residence. It is highly recommended that ALC approval be obtained prior to seeking necessary county development permits. Solar panel installations can be roof-mounted or surface (ground or walls of the residence) mounted. The Association has a strong preference for solar panels to be installed either (a) on existing roof space or (b) mounted to ground or walls of the residence not visible from the front of the residence (“drive-up view”).

EXHIBIT "A"

Legal Description  
Douglas County, Nevada

DESCRIPTION OF ASSESSOR'S PARCEL NUMBER 19-140-01, REFLECTING A BOUNDARY LINE ADJUSTMENT WITH ASSESSOR'S PARCEL NUMBER 19-280-30, BEING A PORTION OF SECTIONS 15, 16, 21, 22 AND 23 T.12N., R.19E., M.D.B.&M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SECTION 15, T.12N., R.19E., M.D.B.&M.; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 89°47'35"E, 946.88 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF FOOTHILL ROAD; THENCE ALONG SAID RIGHT OF WAY S 18°46'42"E, 1178.83 FEET; THENCE LEAVING SAID RIGHT OF WAY S 00°05'41"E, 1527.94 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF SECTION 15, S 89°58'14"W, 914.30 FEET; THENCE S 30°39'03"W, 795.67 FEET; THENCE ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SECTION 15 S 00°08'13"E, 1964.23 FEET TO THE SOUTH ¼ CORNER OF SECTION 15; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ SECTION 15, N 89°58'00"E, 2622.31 FEET TO THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22, AND 23; THENCE ALONG THE SOUTH LINE OF THE SOUTH WEST ¼ OF SECTION 14, N 89°56'30"E, 1392.10 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF FOOTHILL ROAD; THENCE FROM A TANGENT BEARING OF S 33°56'54"E ALONG THE RIGHT OF WAY OF FOOTHILL ROAD ON A NONTANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1960.00 FEET, AN INCLUDED ANGLE OF 09°24'42", A TANGENT LENGTH OF 161.34 FEET AND AN ARC LENGTH OF 321.95 FEET; THENCE LEAVING SAID RIGHT OF WAY S 89°59'28"W, 228.81 FEET; THENCE S 00°00'03"W, 2363.51 FEET TO THE SOUTHEAST CORNER OF THE S.W. ¼ N.W. ¼ SECTION 23; THENCE S 89°53'34"W, 1323.02 FEET TO THE ¼ CORNER COMMON TO SECTIONS 22 & 23; THENCE S 89°55'38"W, 1311.66 FEET; THENCE S 00°00'59"W, 2343.24 FEET TO A POINT ALONG THE NEVADA/CALIFORNIA STATE LINE; THENCE ALONG SAID STATE LINE THE FOLLOWING COURSES:

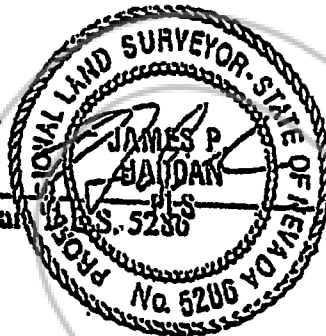
N 48°38'10"W, 2942.00 FEET;  
N 48°40'10"W, 2647.02 FEET;  
N 48°40'23"W, 2632.61 FEET;  
N 48°40'53"W, 3294.84 FEET;

THENCE LEAVING SAID STATE LINE ALONG THE SOUTH LINE OF THE NORTH ¼ OF SECTION 16, N 89°36'00"E, 4709.96 FEET TO THE ¼ CORNER COMMON TO SECTIONS 15 AND 16; THENCE ALONG THE EAST LINE OF THE

**RESULTANT ASSESSOR'S PARCEL NUMBER 19-140-01 (CONTINUED)**

NORTHEAST ¼ OF SECTION 16, N 00°15'52"W, 2639.92 FEET; THENCE  
N 89°51'51" E, 2628.67 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST ¼ OF SECTION  
22, T.12N., R.19E., M.D.B.&M. AS SHOWN ON THE RECORD OF SURVEY FOR  
HIND PROPERTY, RECORDED AS DOCUMENT NO. 49903, DOUGLAS COUNTY  
RECORDS. (BEARING: N 89°58'00" E)

  
James P. Haddan  
2/13/97  
Date