

DOUGLAS COUNTY, NV **2023-996187**
Rec:\$40.00
\$40.00 Pgs=4 **05/04/2023 11:58 AM**
SIGNATURE TITLE - ZEPHYR COVE
SHAWNYNE GARREN, RECORDER

APN's: 1318-23-315-021, 022, and 023

When Recorded Mail to:
Sierra Colina Homeowners Association
c/o Incline Property Management
123 W. Nye Lane, Suite 720
Carson City, NV 89706

3136-5L

Mail Tax Statement to:
Tahoenow Ventures, LLC
12885 Alcosta Blvd., Suite A
San Ramon, CA 94583

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

DECLARATION OF ANNEXATION OF PROPERTY INTO SIERRA COLINA HOMEOWNERS ASSOCIATION

This Declaration of Annexation is made this 1st day of April, 2023 by and between Sierra Colina Homeowners Association, a domestic nonprofit corporation, ("Association"), and Tahoenow Ventures, LLC ("Grantor"), owner of the real property described on Exhibit "A" (the "Property"), hereinafter Grantor.

WHEREAS, on July 24, 2019, the Association recorded that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Sierra Colina Homeowners Association, in the Official Records of Douglas County, Nevada as Document No. 2019-932522 ("Declaration"); and

WHEREAS, as provided in Article II, Section 2.1.9 of the Declaration, the Association seeks to add the owners of certain real property to its membership and to subject the Property to the effects and encumbrance of the Declaration and the other Governing Documents of the Association, through recordation of this Declaration of Annexation; and

WHEREAS, this Declaration of Annexation is made voluntarily by Grantor and the Association, who have attached hereto their consents to said annexation.

NOW, THEREFORE, the Association and Grantor declare as follows:

Pursuant to the authority granted to Association by Nevada law and the Declaration, the Association and Grantors hereby declare that from and after the recording of this Declaration of Annexation, **the Property described on Exhibit A attached hereto and incorporated by this reference (the "Property")**, shall be and the same is now hereby annexed into the Sierra Colina Homeowners Association and made subject to the Declaration and all other Governing Documents of the Association¹.

¹ "Governing Documents" is defined in NRS 116.049

From and after the recording of this instrument, the Property shall at all times be held, sold, leased, transferred and conveyed subject to the terms, provisions, conditions, covenants, restrictions, easements, rules and regulations and other governing documents of the Association as they exist now or may be amended in the future. These covenants shall run with title to the Property until released or terminated as provided in the Declaration, as the same may be amended from time to time.

The consent attached hereto as part of Exhibit A is hereby incorporated by this reference in its entirety. The consent evidences the agreement of the owner (Grantor) of the Property to have the Property subjected to the benefits and burdens of membership in the Association, its successors in interest and assigns, and all of the Governing Documents of the Association including, but not limited to the Declaration and any and all amendments thereto. Grantors may not unilaterally withdraw the Property from the Association nor eliminate the charge and effect of the Declaration upon the Property or any portion thereof, except as provided in the Declaration, as the same may be amended from time to time.

IN WITNESS WHEREOF, on this the 1st day of April, 2023, the Association has executed this Declaration of Annexation consenting to the inclusion of the Property within the Association and making the Property subject to the Declaration and all other Governing Documents of the Association.

IN WITNESS WHEREOF, on this the 1st day of April, 2023, TahoeNOW Ventures, LLC, as Grantor and owner of the Property, has executed this Declaration of Annexation **and the Exhibit "A"** attached hereto, thereby including the Property in the Association and making the Property subject to the Declaration and all other Governing Documents of the Association.

Sierra Colina Homeowners Association, a Nevada nonprofit corporation

By: 

Thomas A. Baldacci

Owner

TAHOENOW VENTURES, LLC
A Nevada Limited Liability Company

By: Tallac Investments, LLC, Nevada Limited Liability Company,
its Manager

By: St. Thomas Construction, Inc., a California Corporation,
its Manager

By: 

Thomas A. Baldacci, President

EXHIBIT A

**DECLARATION OF ANNEXATION OF PROPERTY
INTO SIERRA COLINA HOMEOWNERS ASSOCIATION**

I, the undersigned, being the record owner of the real property more particularly described herein (the "Property"), do hereby consent to have the Property annexed into the Sierra Colina Homeowners Association and, in conjunction therewith do consent to be bound by all of the Governing Documents of the Association, including but not limited to the Amended and Restated Declaration of Covenants, Conditions and Restrictions of Sierra Colina, as recorded in the Official Records of Douglas County, Nevada on the July 24, 2019 as Document No. 2019-932522, and all amendments thereto, and other Governing Documents of the Association, as they currently exist and as amended from time to time.

The Property referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lots 8, 7 and 6 as set forth on the official map of Final Map for Sierra Colina, filed for record on August 7, 2018, as Document No. 2018-917763.

APN's: 1318-23-315-021, 022, and 023, respectively.

DATED this 1st day of
April, 2023.

Owner:

TAHOENOW VENTURES, LLC
A Nevada Limited Liability Company

By: Tallac Investments, LLC, Nevada Limited Liability Company,
its Manager

By: St. Thomas Construction, Inc., a California Corporation,
its Manager

By: 
Thomas A. Baldacci, President

[ACKNOWLEDGEMENT INCLUDED ON FOLLOWING PAGE]

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Contra Costa

On April 4, 2023 before me, Stephanie Ruiz Martinez, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Thomas A. Baldacci
Name of Signer

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.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____