

DOUGLAS COUNTY, NV      **2024-1007343**  
Rec:\$40.00  
\$40.00      Pgs=7      05/02/2024 03:05 PM  
SIGNATURE TITLE - ZEPHYR COVE  
SHAWNYNE GARREN, RECORDER

**RECORDING REQUESTED BY, AND  
WHEN RECORDED RETURN TO:**

Clear Creek Residential, LLC  
199 Old Clear Creek Road  
Carson City, Nevada 89705

The undersigned hereby affirm(s) 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)

**This document is being recorded  
as an accommodation only  
by Signature Title Company, LLC**

2024ZCP-5

**NOTICE REGARDING ERRONEOUS FAULT LINES**

This Notice Regarding Erroneous Fault Lines ("Notice"), which shall be effective as the date it is recorded in the office of the County Recorder of Douglas County, Nevada ("Official Records"), is made by Clear Creek Residential, LLC, a Delaware limited liability company ("Clear Creek"), and D. Stanley Rowland and Victoria P. Rowland, trustees of the Stanley & Victoria Rowland Trust dated February 23, 2023 ("Owner"), with reference to the following facts and is as follows:

**RECITALS**

A. Reference is hereby made to (i) that certain Master Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded in the office of the County Recorder of Douglas County, State of Nevada ("Official Records") on September 27, 2016, as Instrument No. 2016-888265 (which, together with any amendments, supplements, annexations, and/or addenda thereto is herein referred to as the "Declaration"), and (ii) that certain Final Map of CLEAR CREEK TAHOE UNIT 6, filed in the Official Records on November 24, 2021, as File No. 2021-977643 (the "Final Map"). Any capitalized term used and not otherwise defined herein shall have the meaning ascribed thereto in the Declaration.

B. The Declaration provides for the creation of the Nevada planned common-interest community commonly known as Clear Creek Tahoe (the "Community").

C. Clear Creek is the "Declarant" of the Community, pursuant to and in accordance with the Declaration.

D. Owner is the fee owner of that certain real property in Douglas County, Nevada, described as Lot 159 as set forth on the Final Map ("Lot 159"). Lot 159, along with the rest of the real property subdivided on the Final Map, is subject to the jurisdiction of the Declaration and included within the Community.

E. It has come to Clear Creek's and Owner's attention that the Final Map contains an erroneous reference with respect to the location of fault lines within the boundaries of Lot 159. To remove any confusion over the existence of fault lines within the boundaries of Lot 159, and to prevent the improper consideration of said non-existent fault lines in future use/architectural review determinations under the Declaration with respect to Lot 159, Clear Creek and Owner now wish to Record this Notice, the purpose of which is to notify the Association, the Design Review Committee, Association Members, and third parties generally that references to fault lines within Lot 159 on the Final Map are in error, and should be disregarded in all respects when reviewing the physical condition of Lot 159.

**NOW, THEREFORE,** the Clear Creek and Owner hereby give notice to all other parties as follows:

1. The Recitals are incorporated into this Notice.
2. **THE FAULT LOCATION AND RELATED FAULT SETBACK AS SET FORTH IN THE FINAL MAP IS INCORRECT. AS MORE PARTICULARLY SET FORTH ON THE PLOT PLAN SET FORTH IN EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE, THE FAULT IS MORE THAN 50 FEET FROM THE BORDER OF LOT 159 AND, ACCORDINGLY, THERE IS NO RECOMMENDED OR REQUIRED FAULT SETBACK ON LOT 159. THIS CONCLUSION IS BASED ON AN UPDATED FAULT STUDY BY PIEDMONT GEOSEISMIC SERVICES, DATED NOVEMBER 16, 2021, AND A FAULT VERIFICATION STUDY CONDUCTED BY WOOD RODGERS ON JANUARY 28, 2024, AND REFLECTED IN A RELATED REPORT DATED FEBRUARY 8, 2024.**

*[Signatures to Notice on the Following Page]*

[Signature Page to Notice]

IN WITNESS WHEREOF, each of Clear Creek and Owner has caused its authorized representative to execute this Notice as of the date of the notarization of such representative's signature, but effective as of the date of recordation of this Notice in the Official Records.

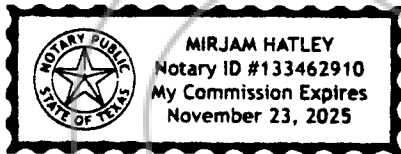
**CLEAR CREEK:**

Clear Creek Residential, LLC, a Delaware limited liability company

By: [Signature]  
[Leisha Ehlert], Authorized Representative

STATE OF [Texas] )  
 )ss.  
COUNTY OF [Travis] )

This instrument was acknowledged before me on April 24, 2024, by [Leisha Ehlert] as Authorized Representative of Clear Creek Residential, LLC, a Delaware limited liability company.



[Signature]  
Notary Public  
My Commission Expires: 11/23/25

**OWNER:**

**D. Stanley Rowland and Victoria P. Rowland, trustees of the Stanley & Victoria Rowland Trust dated February 23, 2023.**

By: \_\_\_\_\_  
D. Stanley Rowland, Trustee

By: \_\_\_\_\_  
Victoria P. Rowland, Trustee

[Signature Page to Notice]

**IN WITNESS WHEREOF**, each of Clear Creek and Owner has caused its authorized representative to execute this Notice as of the date of the notarization of such representative's signature, but effective as of the date of recordation of this Notice in the Official Records.

**CLEAR CREEK:**

**Clear Creek Residential, LLC, a Delaware limited liability company**

By: \_\_\_\_\_  
[\_\_\_\_\_] , Authorized Representative

STATE OF [\_\_\_\_\_] )  
 )ss.  
COUNTY OF [\_\_\_\_\_] )

This instrument was acknowledged before me on \_\_\_\_\_, 2024, by [\_\_\_\_\_] as Authorized Representative of Clear Creek Residential, LLC, a Delaware limited liability company.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**OWNER:**

**D. Stanley Rowland and Victoria P. Rowland, trustees of the Stanley & Victoria Rowland Trust dated February 23, 2023.**

By:   
D. Stanley Rowland, Trustee

By:   
Victoria P. Rowland, Trustee

SEE ATTACHED NOTARY  
JAR

**CALIFORNIA ALL-PURPOSE 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 13<sup>th</sup> 2024 before me, Jacob A. Rodriguez, Notary Public

Personally appeared Donald Stanley Rowland  
Victoria P. Rowland

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.



Signature JR Rodriguez  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is 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: Notice Regarding Erroneous Fault Lines Document Date: \_\_\_\_\_  
Number of Pages: 5 Signer(s) Other Than Named Above: \_\_\_\_\_

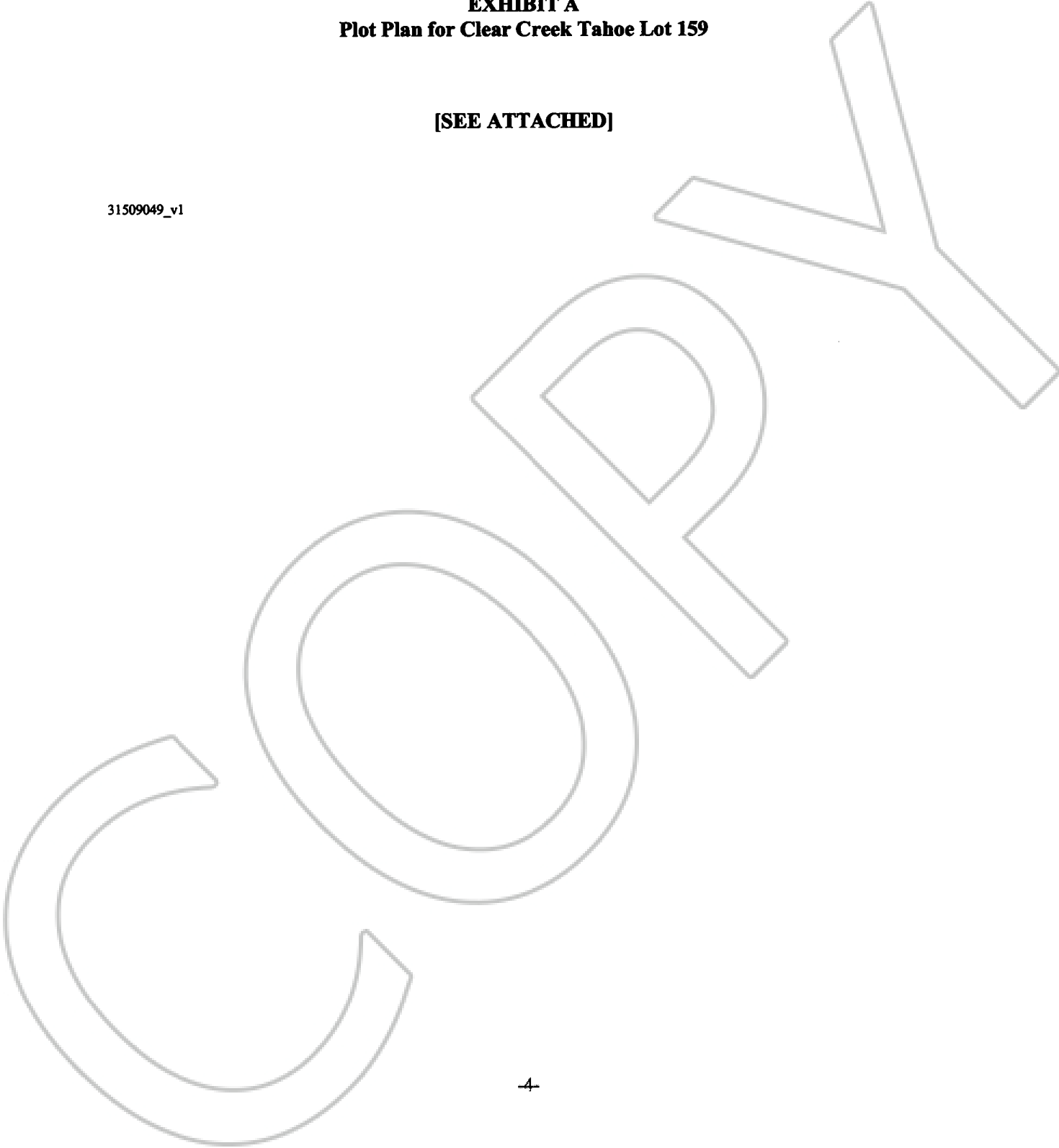
**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  Partner —  Limited  General  
 Individual  Attorney in Fact  Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

**EXHIBIT A**  
**Plot Plan for Clear Creek Tahoe Lot 159**

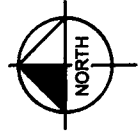
**[SEE ATTACHED]**

31509049\_v1

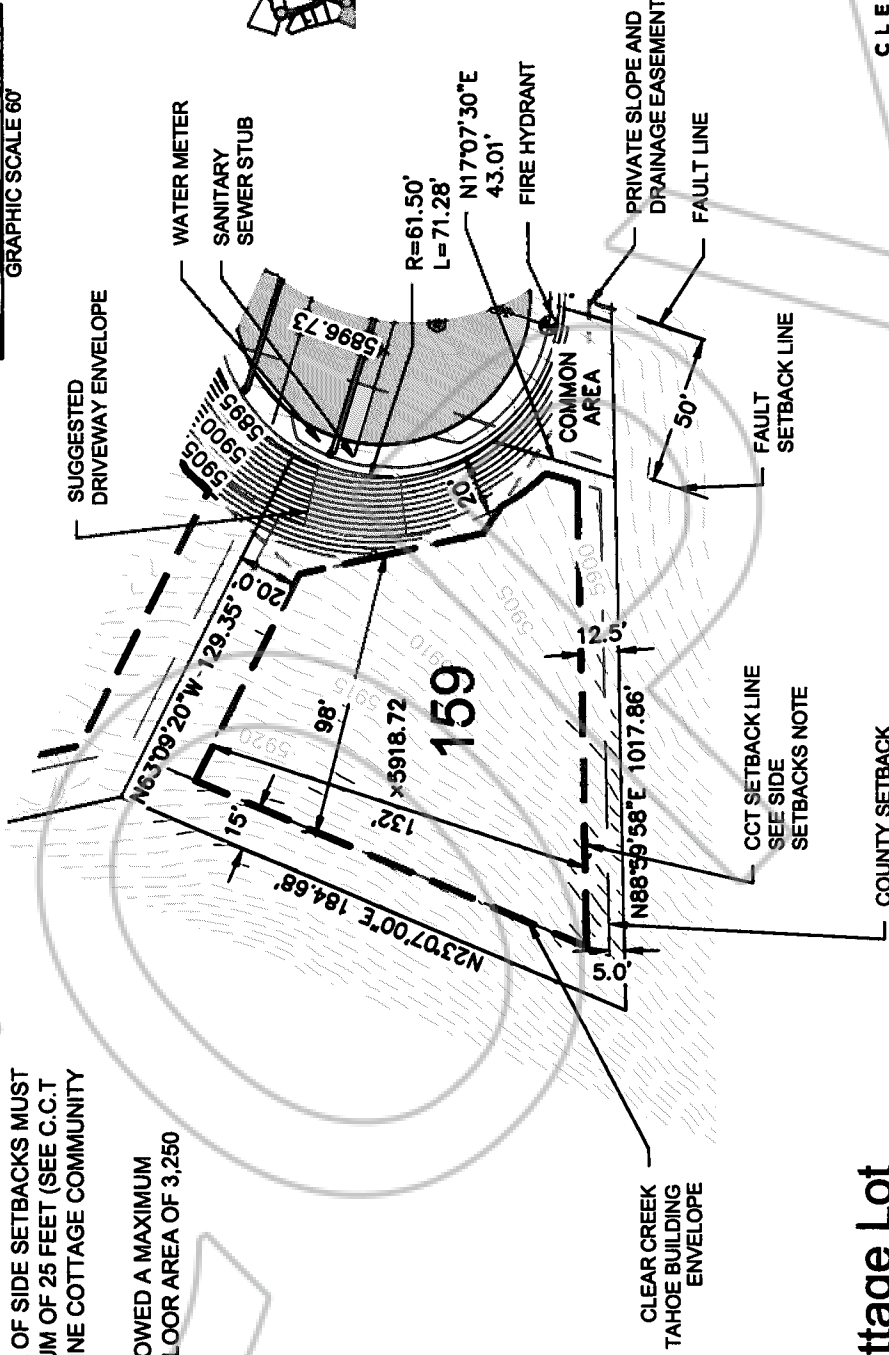
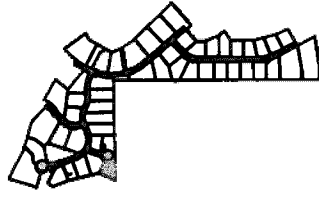


THIS LOT REQUIRES THE CONSTRUCTION AND ACCEPTANCE OF THE ZONE 1 TANK AND BOOSTER PUMP STATION PROJECT PRIOR TO APPROVAL OF BUILDING PERMIT. THIS LOT MAY BE SUBJECT TO HILLSIDE GRADING REQUIREMENTS PER DOUGLAS COUNTY CODE SECTION 20.690.030 (K). THE SUM TOTAL OF SIDE SETBACKS MUST EQUAL A MINIMUM OF 25 FEET (SEE C.C.T DESIGN GUIDELINE COTTAGE COMMUNITY ADDENDUM) THIS LOT IS ALLOWED A MAXIMUM CONDITIONED FLOOR AREA OF 3,250 SQUARE FEET.

THIS EXHIBIT IS NOT INTENDED FOR USE AS A SURVEY DOCUMENT. REFER TO RECORDED FINAL MAP AND CLEAR CREEK TAHOE PROPERTY REPORT FOR ALL ENCUMBRANCES, EASEMENTS, AND RESTRICTIONS FOR DEVELOPMENT OF THIS LOT, EXCLUDING FAULT LOCATIONS. FOR FAULT INFORMATION, REFERENCE FIGURE 2 OF THE 2021 QUATERNARY FAULT INVESTIGATION PREPARED FOR CLEAR CREEK TAHOE.



KEY MAP



CLEAR CREEK  
TAHOE

**Kimley-Horn**

7000 Rancierah Parkway  
Suite 100  
Reno, Nevada 89511  
775-200-1800  
WWW.KIMLEY-HORN.COM

# Golf Cottage Lot

LOT AREA: 21,687 SF (0.50 AC)

BUILDING ENVELOPE AREA: 12,815 SF (0.29 AC)

## Lot 159

Clear Creek Tahoe  
Douglas County, Nevada

CLEAR CREEK TAHOE HOMESITE 159, DUE TO ITS DOUGLAS COUNTY (D.C.) SPECIFIC PLAN DESIGNATION AS A "GOLF COTTAGE" SITE, SHALL NOT BE ALLOWED BY D.C. TO CONSTRUCT EITHER AN ATTACHED OR DETACHED ACCESSORY DWELLING UNIT (ADU) WITH A FULL, SECONDARY KITCHEN, ANY ACCESSORY USE ON THIS PROPERTY MAY, HOWEVER, BE PERMITTED TO HAVE A "WET BAR" AS DEFINED BY DOUGLAS COUNTY, PURSUANT TO D.C. REGULATIONS: A ROOM OR PORTION THEREOF CONTAINING NOT MORE THAN A SINGLE BAR-SIZED SINK, A REFRIGERATOR WITH A MAXIMUM OF FIVE CUBIC FEET OF STORAGE, A MICROWAVE OVEN, A COUNTERTOP OF NO MORE THAN FIVE LINEAL FEET, NO MORE THAN FIVE LINEAL FEET OF UPPER CABINETS, AND NO MORE THAN FIVE LINEAL FEET OF LOWER CABINETS. A WET BAR SHALL NOT INCLUDE A GAS OR ELECTRIC RANGE, STOVE TOP OR OVEN. (ORD. 1182, 2006; ORD. 851, 1998)