

**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)

2024ZC PC7

**NOTICE REGARDING UPDATE TO FAULT LINES**

This Notice Regarding Update to 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 [ ANTHONY SAIB ] ("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 158 as set forth on the Final Map ("Lot 158"). Lot 158, 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E. It has come to Clear Creek's and Owner's attention that the Final Map contains an outdated reference with respect to the location of fault lines related to the boundaries of Lot 158. To remove any confusion over the location of fault lines related to the boundaries of Lot 158, and to prevent the improper consideration of fault lines in future use/architectural review determinations under the Declaration with respect to Lot 158, 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 related to Lot 158 on the Final Map are in error, and should be disregarded in all respects when reviewing the physical condition of Lot 158.

**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 ARE INCORRECT. THE FAULT LOCATION AND RECOMMENDED FAULT SETBACK ARE AS REPRESENTED ON THE PLOT PLAN AND LOT DIAGRAM AS PRESENTED IN THE CLOSING DOCUMENTS. THIS CONCLUSION IS BASED ON AN UPDATED FAULT STUDY BY PIEDMONT GEOSEISMIC SERVICES, DATED NOVEMBER 16, 2021 (FIGURE 2).**

*[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:**

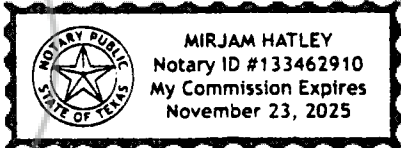
**Clear Creek Residential, LLC,**  
a Delaware limited liability company

By: *[Signature]*  
Leisha Ehler, Authorized Representative

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

This instrument was acknowledged before me on July 31, 2024, by [Leisha Ehler] as Authorized Representative of Clear Creek Residential, LLC, a Delaware limited liability company.

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

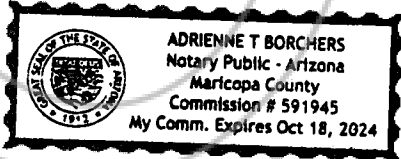


**OWNER:**

*[Signature]*  
Anthony Salib

STATE OF [Arizona] )  
 )ss.  
COUNTY OF [Maricopa] )

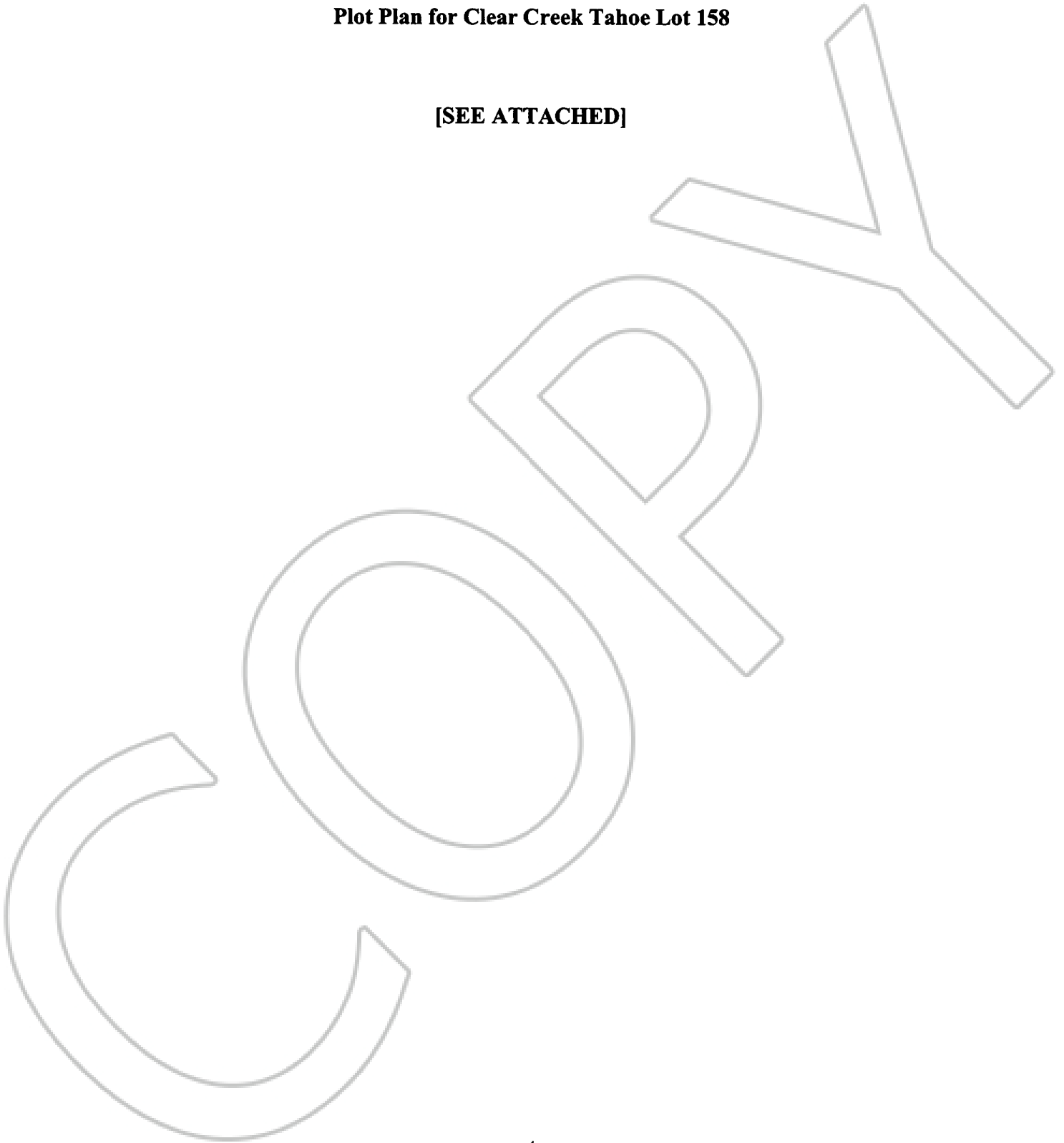
This instrument was acknowledged before me on June 26, 2024, by [Anthony Salib].



*[Signature]*  
Notary Public  
My Commission Expires: 10/18/2024

**EXHIBIT A**  
**Plot Plan for Clear Creek Tahoe Lot 158**

**[SEE ATTACHED]**



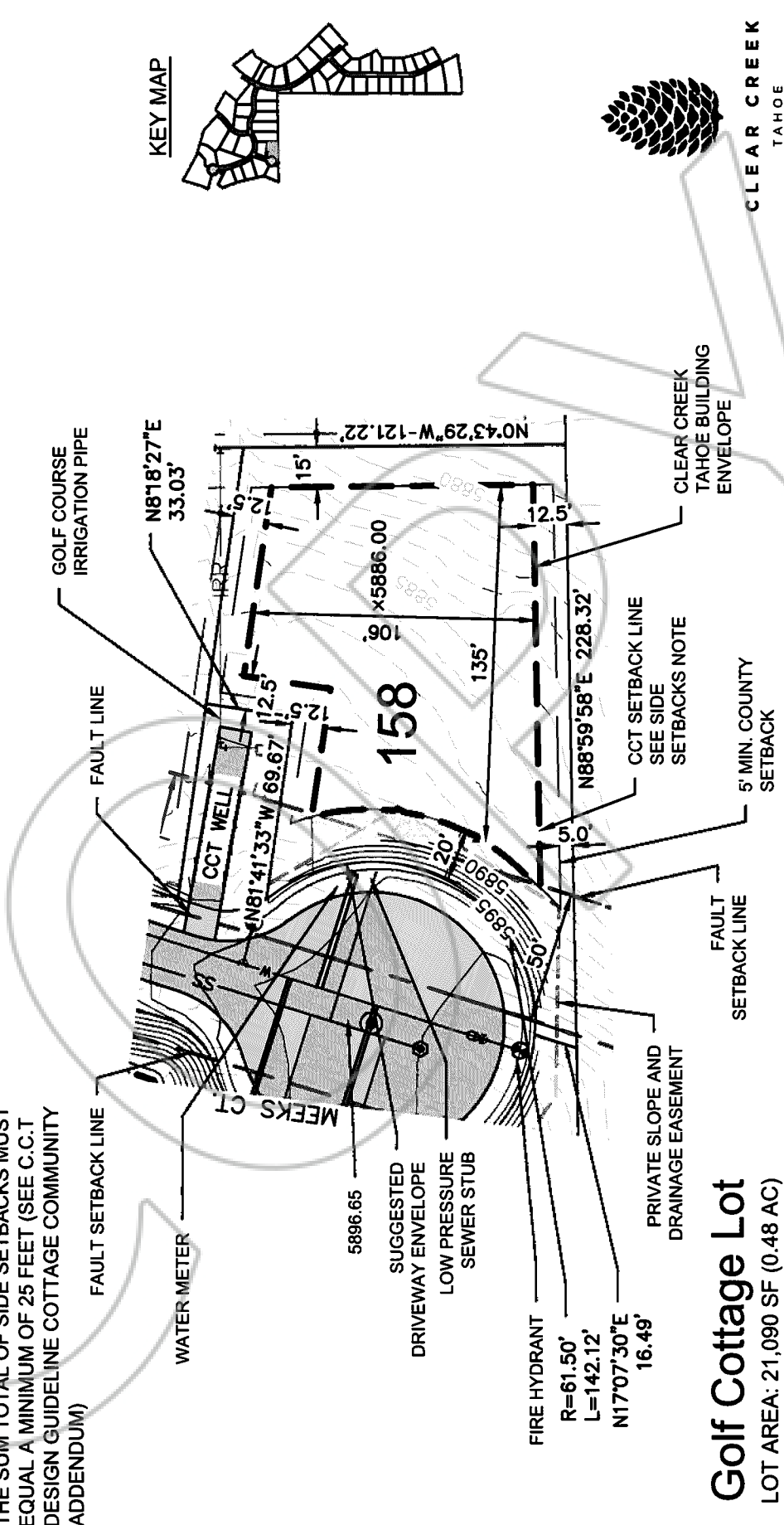
THIS LOT REQUIRES THE CONSTRUCTION AND ACCEPTANCE OF THE ZONE 1 TANK AND BOOSTER PUMP STATION PROJECT PRIOR TO APPROVAL OF BUILDING PERMIT.

A HOME CONSTRUCTED ON THIS LOT WILL REQUIRE THE USE OF AN INDIVIDUAL LOW-PRESSURE SEWER (LPS) GRINDER PUMP SYSTEM.

THE SUM TOTAL OF SIDE SETBACKS MUST EQUAL A MINIMUM OF 25 FEET (SEE C.C.T DESIGN GUIDELINE COTTAGE COMMUNITY ADDENDUM)

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.

LOT SUBJECT TO COTTAGE COMMUNITY DESIGN GUIDELINE ADDENDUM.



## Golf Cottage Lot

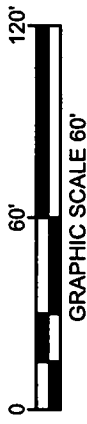
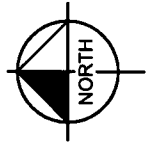
LOT AREA: 21,090 SF (0.48 AC)

BUILDING ENVELOPE AREA: 12,245 SF (0.28 AC)

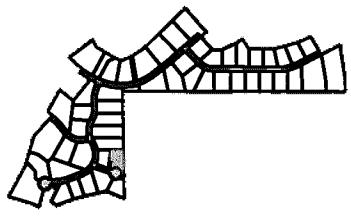
## Lot 158

Clear Creek Tahoe  
Douglas County, Nevada

CLEAR CREEK TAHOE HOMESITE 158, 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)



### KEY MAP



CLEAR CREEK  
TAHOE

**Kimley»Horn**

7900 Rancheriah Parkway  
Suite 100  
Reno, Nevada 89511  
775-200-1960

NOTES: THIS PLAN IS A PRELIMINARY DESIGN AND SHALL BE PRODUCED AND REPRODUCED IN ACCORDANCE WITH THE STANDARD CONTRACT FOR THE PROFESSIONAL ENGINEER'S SERVICES.