

**RECORDING REQUESTED BY:**

Tahoe Regional Planning Agency  
Post Office Box 5310  
Stateline, Nevada 89449

**WHEN RECORDED MAIL TO:**

Tahoe Regional Planning Agency  
Post Office Box 5310  
Stateline, Nevada 89449  
Attn: Theresa Avance, Senior Planner  
TRPA File No. ERSP2024-0162

**SECOND AMENDED AND RESTATED  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR PROJECT AREA FOR COVERAGE PURPOSES ("AMENDED DEED RESTRICTION")  
TO BE RECORDED AGAINST APNS 1418-10-702-009, 1418-10-802-010,  
1418-10-702-008, 1418-10-802-007 & 1418-10-802-004**

This Deed Restriction is made this 4th day of September, 2024, by Lawrence W. Ruvo living Trust-1989; Postmistress Properties, LLC, a Nevada limited liability company; Gary R. Clemons and Susan M. Clemons, Trustees of the Gary R. Clemons Revocable Trust dated February 29, 2009, as to a 50% interest, and Gary R. Clemons and Susan M. Clemons, Trustees of the Susan M. Clemons Revocable Trust dated February 29, 2009, as to a 50% interest; and Postmistress Properties II, LLC, a Nevada Limited Liability Company (hereinafter "Declarants").

**RECITALS**

- 1. Declarants are the owners of certain real property located in Douglas County, State of Nevada, described as follows:

Parcel One

See Exhibit "A", attached.

Said parcel was recorded in Document Number 2017-897486, in the Official Records of Douglas County, Nevada on April 18, 2017, and having Assessor's Parcel Number 1418-10-702-009.

Parcel Two

See Exhibit "B", attached.

Said parcel was recorded in Document Number 2018-920173, in the Official Records of Douglas County, Nevada on September 28, 2018, and having Assessor's Parcel Number 1418-10-802-010.

Parcel Three

See Exhibit "C", attached.

Said parcel was recorded in Document Number 2020-941020 on January 17, 2020 in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1418-10-702-008.

Parcel Four

See Exhibit "D", attached.

Said parcel was recorded in Document Number 813686 on November 30, 2012, in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1418-10-802-007.

Parcel Five

See Exhibit "E", attached.

Said parcel was recorded in Document Number 406621 on February 13, 1997, in the Official Records of Douglas County, Nevada, and having Assessor's Parcel Number 1418-10-802-004.

Parcels 1418-10-702-009, 1418-10-802-010, 1418-10-702-008, 1418-10-802-007 & 1418-10-802-004 are hereinafter collectively referred to as the "Property."

2. Declarants expressly acknowledge that this Amended Deed Restriction replaces a prior Deed Restriction recorded on June 22, 2020 as Document Number 2020-948017 of the Official Records of Douglas County.
3. The Property is located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551, Stat. 3233, 1980), which region is subject to the regional plan and the ordinances adopted by the Tahoe Regional Planning Agency (hereafter "TRPA") pursuant to the Tahoe Regional Planning Compact.
4. Declarant Postmistress Properties, LLC, received approval from the TRPA Hearings Officer on August 1, 2024 for a conversion of an existing detached multi-family residential unit to accessory living area and use of the associated development right for a new detached residence on APN 1418-10-802-010 (ERSP2024-0162), and for the addition of APN 1418-10-802-004 to be added to the previously recorded project area recorded June 22, 2020 as Document Number 2020-948017 of the Official Records of Douglas County. The permit included a condition that Declarants record a revised deed restriction permanently assuring that the coverage calculations for the parcels within the project area shall always be made as if they had been legally consolidated.
4. As a condition of the above approval, Chapter 30, Land Coverage, Section 30.4.1.C.2.a.iii. of the TRPA Code of Ordinances, requires that the parcels within the above project area be treated as if legally consolidated for the purpose of future land coverage calculations within the project area.

**DECLARATIONS**

1. Declarants hereby declare that the Property identified herein shall always be treated as if the parcels had been legally consolidated for the purposes of land coverage calculations within the project area, and the applying TRPA ordinances pertaining to land coverage.
2. This Deed Restriction shall be deemed a covenant running with the land, or an equitable servitude, as the case may be, and shall be binding on the Declarants and Declarants' assigns, and all persons acquiring or owning any interest in the property.
3. This Deed Restriction may not be modified or revoked without the prior express written and recorded consent of the TRPA or its successor agency, if any. TRPA shall be deemed and agreed to be a third-party beneficiary of this Deed Restriction, and as such, can enforce the provisions of this Deed Restriction.
4. TRPA's acknowledgement below evidences TRPA's express written consent that this Second Amended Deed Restriction replaces and revokes the prior Amended and Restated Deed Restriction recorded on June 22, 2020, as Document No. 2020-948017 of the Official Records of Douglas County.

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IN WITNESS WHEREOF, Declarants have executed this Deed Restriction this the day and year written above.

Declarants' Signature:

Lawrence W. Ruvo, Trustee

Lawrence W Ruvo, Trustee  
Lawrence W. Ruvo Living Trust-1989 (Parcel 1)

Dated: 9/4/24

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 OHIO ;  
Cuyahoga ; SS.  
COUNTY OF            ;

On 9/4/24 before me, Bernadette Harris, a Notary Public, personally appeared Lawrence W. Ruvo 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Bernadette Harris  
Name: Bernadette Harris

BERNADETTE HARRIS  
Notary Public  
State of Ohio  
My Comm. Expires  
October 26, 2027



BERNADETTE HARRIS  
Notary Public  
State of Ohio  
My Comm. Expires  
October 26, 2027

IN WITNESS WHEREOF, Declarants have executed this Deed Restriction this the day and year written above.

Declarants' Signature:

Lawrence W Ruvo, Manager

Lawrence W Ruvo, Manager  
Postmistress Properties, LLC (Parcels 2 & 5)

Dated: 9/4/24

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 OHIO ;  
Cuyahoga ; ss.  
COUNTY OF

On 9/4/24 before me, Bernadette Harris a Notary Public, personally appeared Lawrence W. Ruvo 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Bernadette Harris  
Name: Bernadette Harris



BERNADETTE HARRIS  
Notary Public  
State of Ohio  
My Comm. Expires  
October 26, 2027



IN WITNESS WHEREOF, Declarants have executed this Deed Restriction this the day and year written above.

Declarants' Signature:

Susan M. Clemons

Dated: 9/04/2024

Susan M. Clemons, Trustee  
Susan M. Clemons Revokable Trust (Parcel 3)

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 NV )  
 ) SS.  
COUNTY OF Douglas )

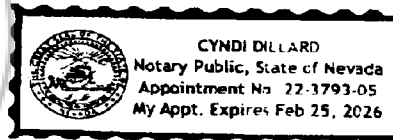
On 9/4/24 before me, Cyndi Dillard a Notary Public,  
personally appeared Susan M. Clemons  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their 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 Nevada that the foregoing paragraph  
is true and correct.

WITNESS my hand and official seal.

Signature: Cillard

Name: Cillard



IN WITNESS WHEREOF, Declarants have executed this Deed Restriction this the day and year written above.

Declarants' Signature:

Gary R. Clemons  
 Gary R. Clemons, Trustee  
 Gary R. Clemons Revokable Trust (Parcel 3)

Dated: 9/4/2024

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.

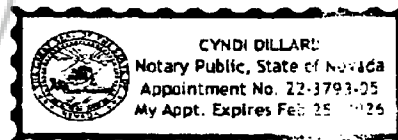
STATE OF NV )  
 ) SS.  
 COUNTY OF )

On Douglas 9/4/24 before me, Cyndi Dillard a Notary Public,  
 personally appeared Gary Clemons,  
 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 Nevada that the foregoing paragraph  
 is true and correct.

WITNESS my hand and official seal.

Signature: C Dillard  
 Name: C Dillard





IN WITNESS WHEREOF, Declarants have executed this Deed Restriction this the day and year written above.

Declarants' Signature:

Susan M Clemons  
Susan M. Clemons, Trustee  
Gary R. Clemons Revokable Trust (Parcel 3)

Dated: 9/04/2024

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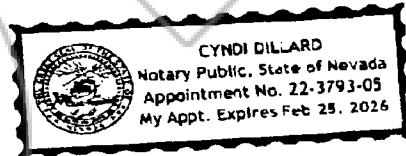
STATE OF NV )  
 ) SS.  
COUNTY OF Douglas )

On 9/4/24 before me, Cyndi Dillard a Notary Public, personally appeared Susan Clemons 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: C Dillard  
Name: C Dillard



IN WITNESS WHEREOF, Declarants have executed this Deed Restriction this the day and year written above.

Declarants' Signature:

Lawrence W Ruvo, Manager  
Lawrence W Ruvo, Manager  
Rostmistress Properties II, LLC (Parcel 4)

Dated: Sept. 4, 2024

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 Ohio,  
COUNTY OF Cuyahoga SS.

On 9/4/2024 before me, Bernadette Harris a Notary Public, personally appeared LAWRENCE W RUVO 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Bernadette Harris  
Name: Bernadette Harris



BERNADETTE HARRIS  
Notary Public  
State of Ohio  
My Comm. Expires  
October 26, 2027

APPROVED AS TO FORM:

Theresa Avance

Theresa Avance, Senior Planner  
Tahoe Regional Planning Agency

Dated: 9/4/24

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STATE OF NEVADA     )  
  ) SS.  
COUNTY OF DOUGLAS )

On September 4, 2024 before me, Kayla Beth Horowitz a Notary Public, personally appeared Theresa Avance 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]

Name: Kayla Beth Horowitz

