

3

APN# 1418-10-802-004

Recording Requested by/Mail to:

Name: Glenbrook Homeowners' Association

Address: Post Office Box 447

City/State/Zip: Glenbrook, Nevada 89413

Mail Tax Statements to:

Name: Glenbrook Homeowners' Association

Address: Post Office Box 447

City/State/Zip: Glenbrook, Nevada 89413



SHAWNYNE GARREN, RECORDER

Declaration CC&R's (Deed Restriction Hamlet Meadows)

Title of Document (required)

Please complete the Affirmation Statement below:

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)
Military Discharge - NRS 419.020 (2)
Other NRS (state specific law)

-OR-

I the undersigned hereby affirm the attached document, including any exhibits, hereby submitted for recording does NOT contain the personal information of any person(s). (Per NRS 239B.030)

Handwritten signature of Thomas J. Hall

Signature
Thomas J. Hall, Esq.

Printed Name

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

APN: 1418-10-802-004

**RECORDING REQUESTED BY:**  
Glenbrook Homeowners' Association  
Post Office Box 447  
Glenbrook, Nevada 89413  
**WHEN RECORDED MAIL TO:**  
Glenbrook Homeowners' Association  
Post Office Box 447  
Glenbrook, Nevada 89413

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

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTION (DEED RESTRICTION HAMLET MEADOWS)**

This Deed Restriction is made as of this 13<sup>th</sup> day of September, 2024, by Postmistress Properties L.L.C. (hereinafter "Declarant").

WHEREAS, Declarant is the owner in fee of the real property located in Douglas County, State of Nevada, commonly known as Assessor's Parcel 1418-10-802-004, more particularly described in the attached Exhibit A (the "Property").

WHEREAS, the Property is located in close proximity to property owned and/or utilized by the Glenbrook Homeowners' Association ("GHOA").

WHEREAS, a dispute has arisen between Declarant and GHOA concerning the use, development, and restrictions in the Property.

WHEREAS, by this DEED RESTRICTION, Declarant and GHOA intend to resolve any disputes between them concerning the use, development, and restrictions in the Property.

NOW, THEREFORE:

1. Declarant hereby declares that, in consideration of the foregoing, the undersigned, as owner of the Property, for itself and its successors or assigns, does acknowledge, covenant, promise, and agree that for the purpose of satisfying and resolving certain disputes between Declarant and GHOA, as stated herein, subject to the provisions of that certain Declaration of Covenants, Conditions, and Restrictions (Deed Restrictions Prohibiting Commercial Use) executed by Declarant and recorded in the office of the Douglas County Recorder, which document creates certain restrictions on parcels of land in Douglas County, Nevada, bearing Assessor's Parcel Numbers

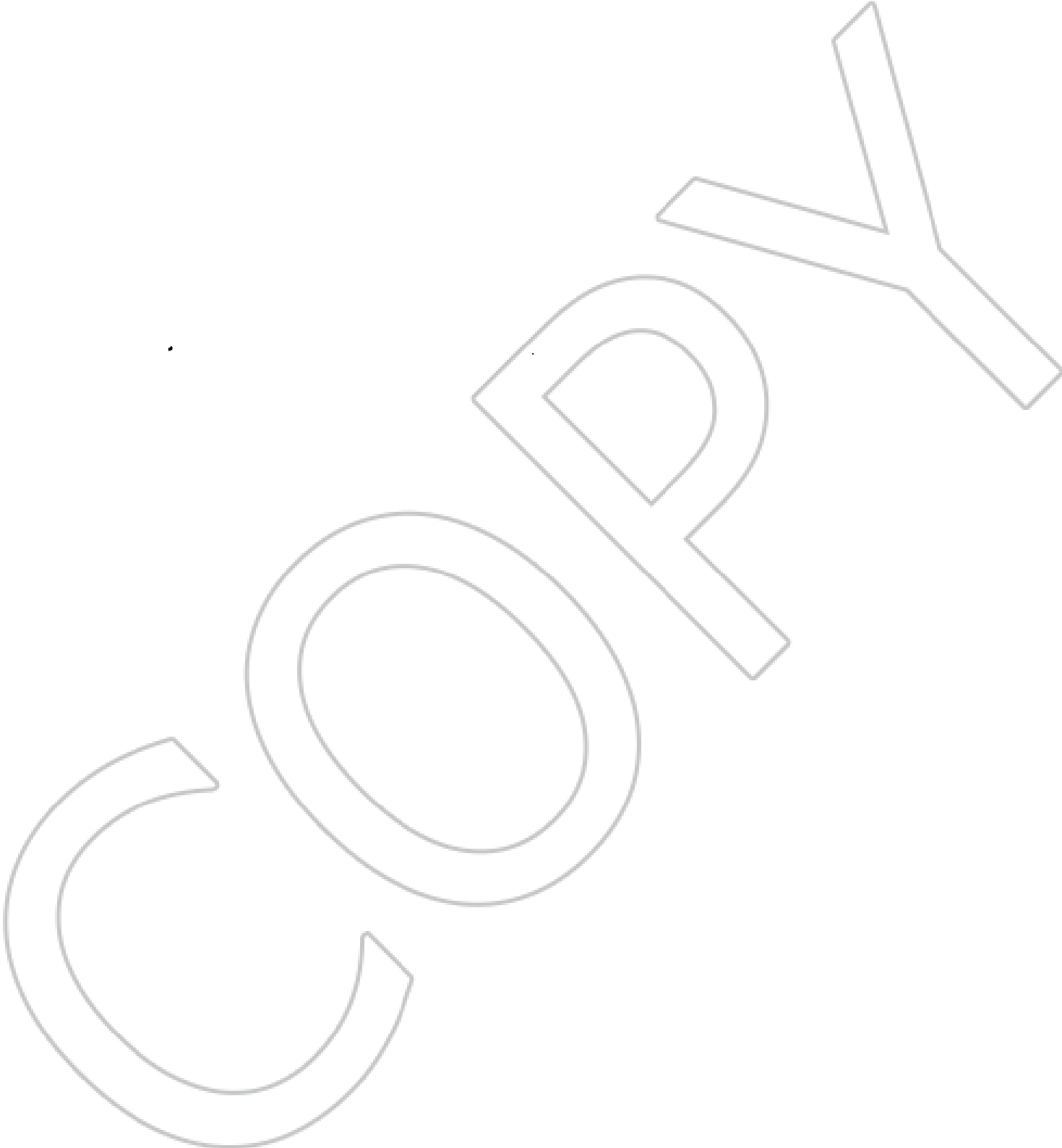
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTION (DEED RESTRICTION HAMLET MEADOWS)

1418-10-702-009, 1418-10-802-004, 1418-10-802-006, 1418-10-802-007, and 1418-10-802-010, the Property shall be permanently restricted to:

- a. Limiting any development of the Property to the addition of one (1) single-family residence and one (1) guesthouse contained within the area described in Exhibit B attached hereto (“Deed Restriction Area”).
  - b. Limiting the single-family residence and guesthouse to be constructed within the Development Area to be located within the building footprint and specific location as described in Exhibit C attached hereto.
  - c. Limiting the additional single-family residence and guesthouse constructed within the Development Area to two (2) stories with a maximum height as determined by TRPA Code (Grantor will not seek a variance from TRPA to increase the height limitation).
  - d. Limiting any single-family residence and/or guesthouse in design, color, and landscaping to conform with surrounding residences. A modern design not typical of the Glenbrook Community will not be permitted.
2. This Deed Restriction may not be revoked or modified without the prior express written and recorded consent of GHOA or its successor, if any.
  3. Declarant acknowledges that GHOA is deemed and agreed to be a third-party beneficiary of this Deed Restriction, and as such, can enforce the provisions of this Deed Restriction; and that GHOA will suffer presumed damages if this Deed Restriction is violated in addition to being entitled to specific performance of the restrictions stated herein, including, but not limited to, the removal of any structure or part thereof on the Property in violation of this Deed Restriction.
  4. The restrictions associated with the Property shall be disclosed to any buyer at the time of sale of the Property.
  5. 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’ successors, assigns, and all persons acquiring or owning any interests in the Property.
  6. This Deed Restriction shall be recorded in the office of the Douglas County Recorder and shall inure to the benefit of GHOA and be binding upon the Declarant, its successors, assigns, heirs, subsidiaries, parent companies, and affiliates to the Property described above.
  7. Declarant acknowledges that GHOA is not responsible for providing any utility services to the single-family home referenced in paragraph one above, including, but not limited to, electricity, telephone, water, and/or sewer services to the Property. However, GHOA will not hinder, interfere with, object to or take action to prevent



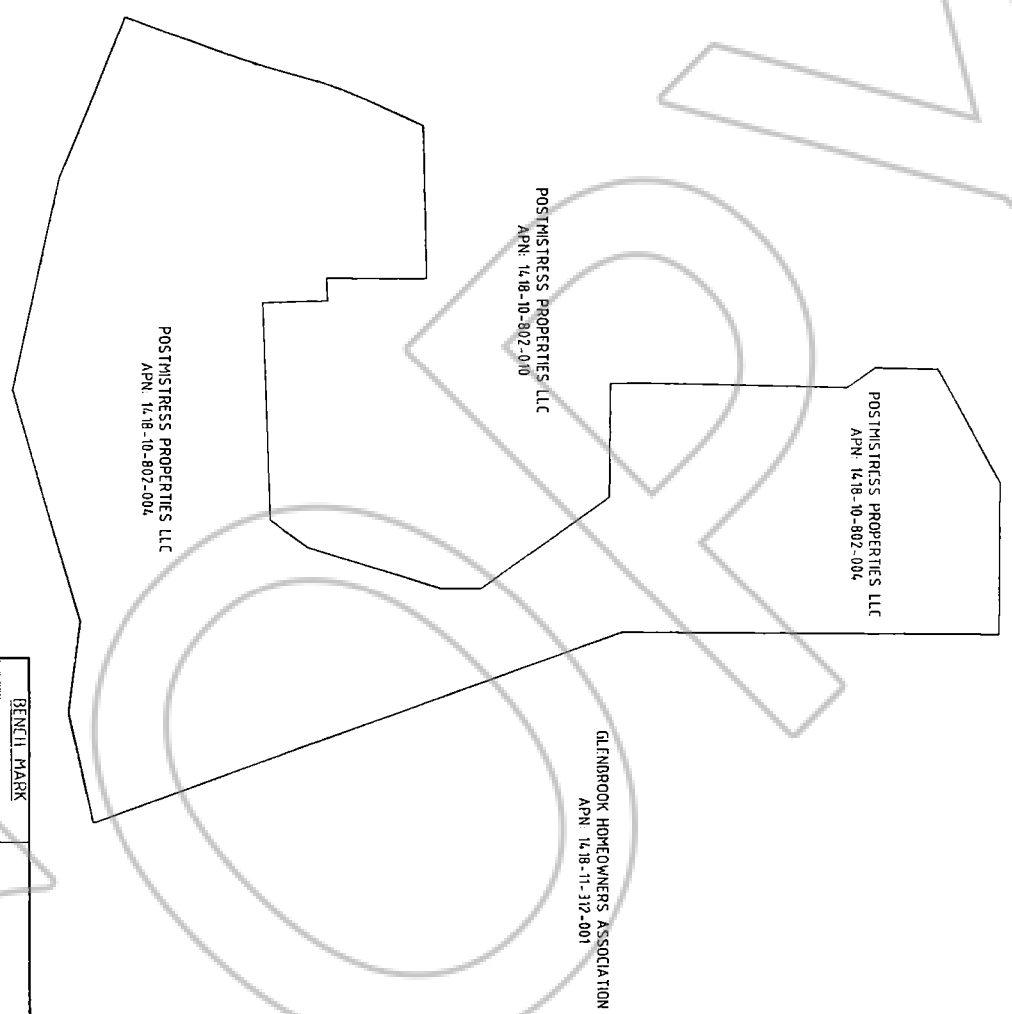
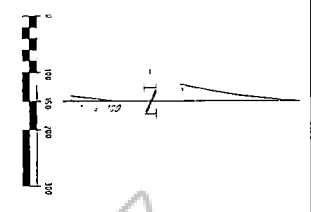
**EXHIBIT A**



**EXHIBIT A**

# EXHIBIT A

EXISTING APN 14-18-10-802-004



**TUNNEY & ASSOCIATES, INC.**  
**LAND SURVEYING**  
 14411 17th Street, Suite 100  
 San Diego, CA 92161  
 Tel: 619.451.1111  
 Fax: 619.451.1112  
 www.tunney.com

**NOTES**  
 1. This survey was prepared under the authority of a duly sworn and licensed professional land surveyor.  
 2. The client is responsible for the accuracy of the information provided to the surveyor.  
 3. The surveyor is not responsible for the accuracy of the information provided to the client.  
 4. The surveyor is not responsible for the accuracy of the information provided to the public.  
 5. The surveyor is not responsible for the accuracy of the information provided to the courts.

REVISION NO.	DATE	DESCRIPTION	BY	DATE

BENCH MARK NUMBER _____ ELEVATION _____ DATE _____ DESCRIPTION _____	EXHIBIT POSTMISTRESS PROPERTIES LLC APN 14-18-10-802-004 DOUGLAS CO., NV	SCALE _____ HORIZ. T. OR _____ VERT. M/A _____ FIELD NO. _____ TRAVEL _____ TOTAL NAME _____ FOR EXAMINATION _____ CHECKED _____ BY _____ DATE _____
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The Land is described as follows:

A parcel of land located within a portion of Section 10, Township 14 North, Range 18 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

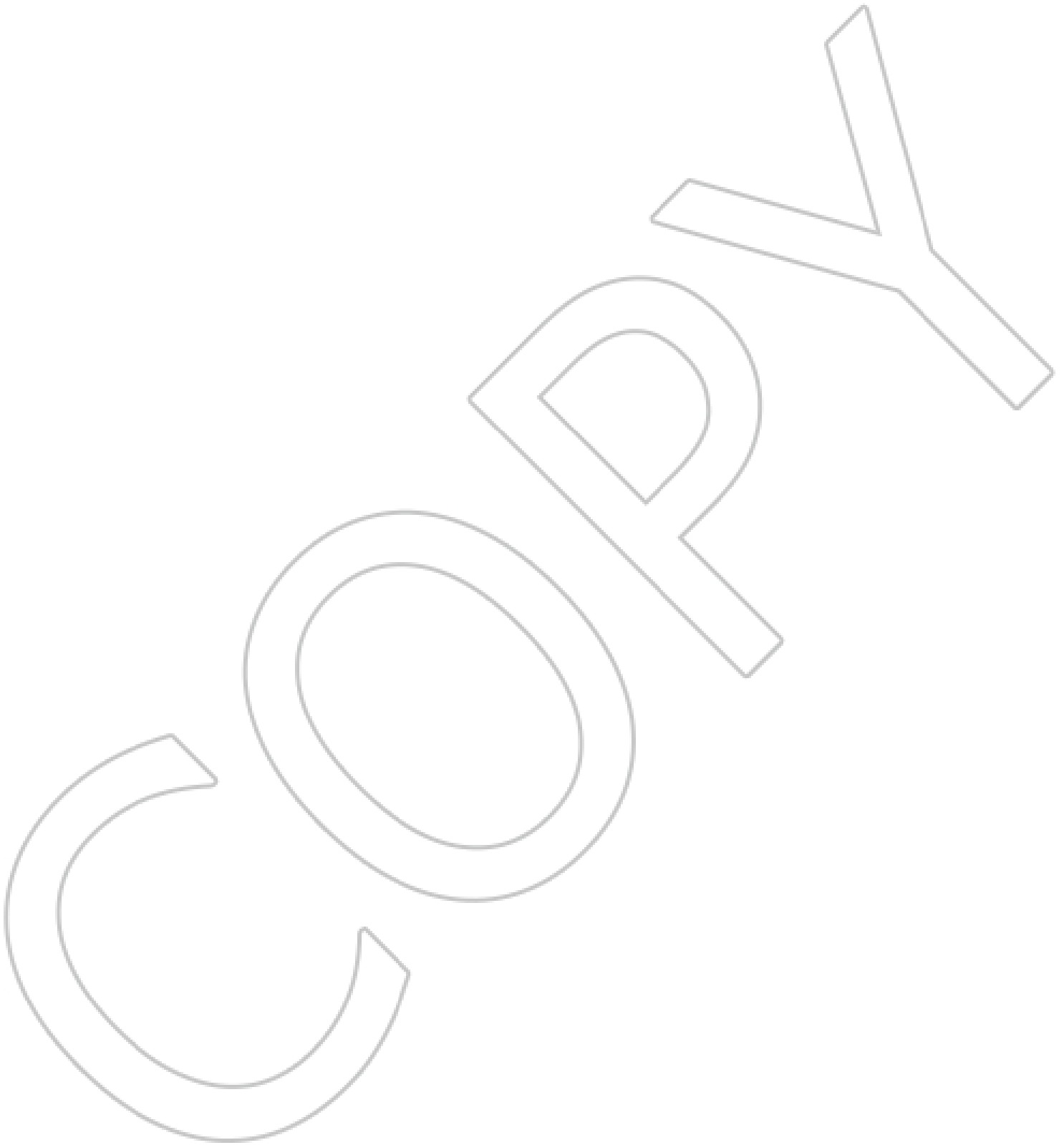
COMMENCING at the Southwest corner of adjusted Parcel C as shown on the Glenbrook Company Record of Survey Map, Document No. 134421 of the Douglas County Recorder's Office, and the Southeast corner of Parcel 2 as shown on the map of Glenbrook Unit No. 1, Document No. 09693 of the Douglas County Recorder's Office, said point being a  $\frac{3}{4}$ " iron pipe tagged R.L.S. 3519; thence South  $67^{\circ}46'52''$  East, 70.74 feet to the TRUE POINT OF BEGINNING which bears North  $69^{\circ}13'35''$  West, 1,544.47 feet from the Southeast corner of said Section 10; thence South  $67^{\circ}46'52''$  East, 303.15 feet to a  $\frac{3}{4}$ " iron pipe tagged R.L.S. 3519; thence South  $77^{\circ}15'08''$  East, 379.99 feet to a  $\frac{3}{4}$ " iron pipe tagged R.L.S. 3519; thence North  $73^{\circ}56'03''$  East, 419.91 feet to a  $\frac{3}{4}$ " iron pipe tagged R.L.S. 3519; thence South  $82^{\circ}24'45''$  East, 159.99 feet to a  $\frac{3}{4}$ " iron pipe tagged R.L.S. 3519; thence North  $77^{\circ}30'57''$  East, 195.94 feet to a  $\frac{3}{4}$ " iron pipe tagged R.L.S. 3519; thence North  $19^{\circ}30'32''$  West, 983.18 feet; thence North  $00^{\circ}27'02''$  East, 660.00 feet to a  $\frac{5}{8}$ " rebar tagged R.L.S. 1255; thence North  $89^{\circ}34'06''$  West, 263.49 feet to a  $\frac{5}{8}$ " rebar, no tag; thence South  $60^{\circ}59'42''$  West, 226.02 feet to a  $\frac{5}{8}$ " rebar tagged R.L.S. 1255; thence South  $01^{\circ}29'56''$  West, 109.51 feet to a  $\frac{5}{8}$ " rebar, no tag; thence South  $34^{\circ}36'48''$  East, 59.46 feet to a  $\frac{5}{8}$ " rebar, tagged R.L.S. 6306; thence South  $01^{\circ}25'48''$  West, 355.38 feet to a  $\frac{5}{8}$ " rebar tagged R.L.S. 6306; thence South  $00^{\circ}54'34''$  East, 57.38 feet to a  $\frac{5}{8}$ " rebar tagged R.L.S. 6306; thence South  $89^{\circ}07'18''$  East, 197.05 feet to a  $\frac{1}{2}$ " rebar tagged R.L.S. 6306; thence South  $35^{\circ}11'09''$  East, 274.88 feet; thence South  $00^{\circ}11'51''$  West, 72.18 feet to a  $\frac{1}{2}$ " rebar tagged R.L.S. 6306; thence South  $17^{\circ}15'14''$  West, 239.32 feet to a  $\frac{1}{2}$ " rebar tagged R.L.S. 6306; thence South  $35^{\circ}50'20''$  West, 84.21 feet to a  $\frac{1}{2}$ " rebar tagged R.L.S. 6306; thence South  $88^{\circ}12'32''$  West, 377.23 feet to a  $\frac{5}{8}$ " rebar, no tag; thence North  $01^{\circ}37'27''$  West, 114.19 feet; thence South  $87^{\circ}26'44''$  West, 39.17 feet; thence North  $00^{\circ}19'50''$  East, 174.25 feet to a  $\frac{5}{8}$ " rebar, no tag; thence South  $89^{\circ}03'08''$  West, 267.38 feet to a point on the Easterly line of a 25 foot wide utility and access easement as shown on the aforementioned Record of Survey Map; thence along said Easterly line the following 5 courses:

1. South  $25^{\circ}02'08''$  West, 108.51 feet;
2. 92.71 feet along the arc of a curve to the left having a central angle of  $09^{\circ}02'29''$  and a radius of 587.50 feet, (Chord bears South  $20^{\circ}30'54''$  West, 92.61 feet);
3. South  $15^{\circ}59'39''$  West, 112.39 feet;
4. 48.20 feet along the arc of a curve to the right having a central angle of  $04^{\circ}30'33''$  and a radius of 612.50 feet, (chord bears South  $18^{\circ}14'56''$  West, 48.19 feet);
5. South  $20^{\circ}30'13''$  West, 194.21 feet to the POINT OF BEGINNING.

NOTE: Said legal description was previously recorded in Quitclaim Deed recorded February 13, 1997, in Book 297, Page 1766, as Document No. 406621, Official Records, Douglas County, Nevada.

APN: 1418-10-802-004

**EXHIBIT B**



**EXHIBIT B**





September 10, 2024  
22097

DESCRIPTION  
DEED RESTRICTION AREA – No. 3

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of land located within a portion of Section 10, Township 14 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

Deed Restriction Area:

All that portion of that Parcel per that Quit Claim Deed, filed for record on February 13, 1997 as Document Number 0406621, being more particularly described as follows:

Beginning at a Point along the Easterly Property Line of said Parcel per Document Number 0406621, said Point bears South 00°27'02" West 294.06 feet from the Northeast corner of said Parcel,

thence along said Easterly Property Line of said Parcel South 00°27'02" West 365.94 feet;

thence South 19°30'32" East 337.72 feet to a Point at the intersection the Northerly extents of the Southern Recreation Zone per that Deed filed for record on June 23, 1977 as Document Number 10409;

thence leaving said Easterly Property Line of said Parcel per Document Number 0406621 and along said Northerly extents of the Southern Recreation Zone South 88°46'29" West 191.87 feet to the Westerly Property Line of said Parcel per Document Number 0406621;

thence along said Westerly Property Line of said Parcel per Document Number 0406621 the following six(6) courses:

1. North 17°15'14" East 4.07 feet;
2. North 00°11'51" East 72.18 feet;
3. North 35°11'09" West 274.88 feet;
4. North 89°07'18" West 197.05 feet;
5. North 00°54'34" West 57.38 feet;
6. North 01°25'48" East 355.38 feet;

thence leaving said Westerly Property Line of said Parcel per Document Number 0406621 South 86°15'07" East 428.84 feet to the Point of Beginning.

Containing 5.331 acres, more or less.

Development Area:

All that portion of that Parcel per that Quit Claim Deed, filed for record on February 13, 1997 as Document Number 0406621, being more particularly described as follows:

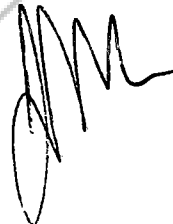
Beginning at a Point along the Westerly Property Line of said Parcel per Document Number 0406621, said Point bears South 35°11'09" East 27.29 feet from the Northeast angle point along said Westerly Property Line, thence leaving said Westerly Property Line EAST 104.63 feet; thence South 78°48'51" East 81.93 feet; thence EAST 35.26 feet; thence South 19°30'32" East 153.75 feet; thence WEST 158.22 feet to said Westerly Property Line; thence along said Westerly Property Line North 35°11'09" West 196.77 feet to the Point of Beginning.

Containing 28,826 square feet, more or less.

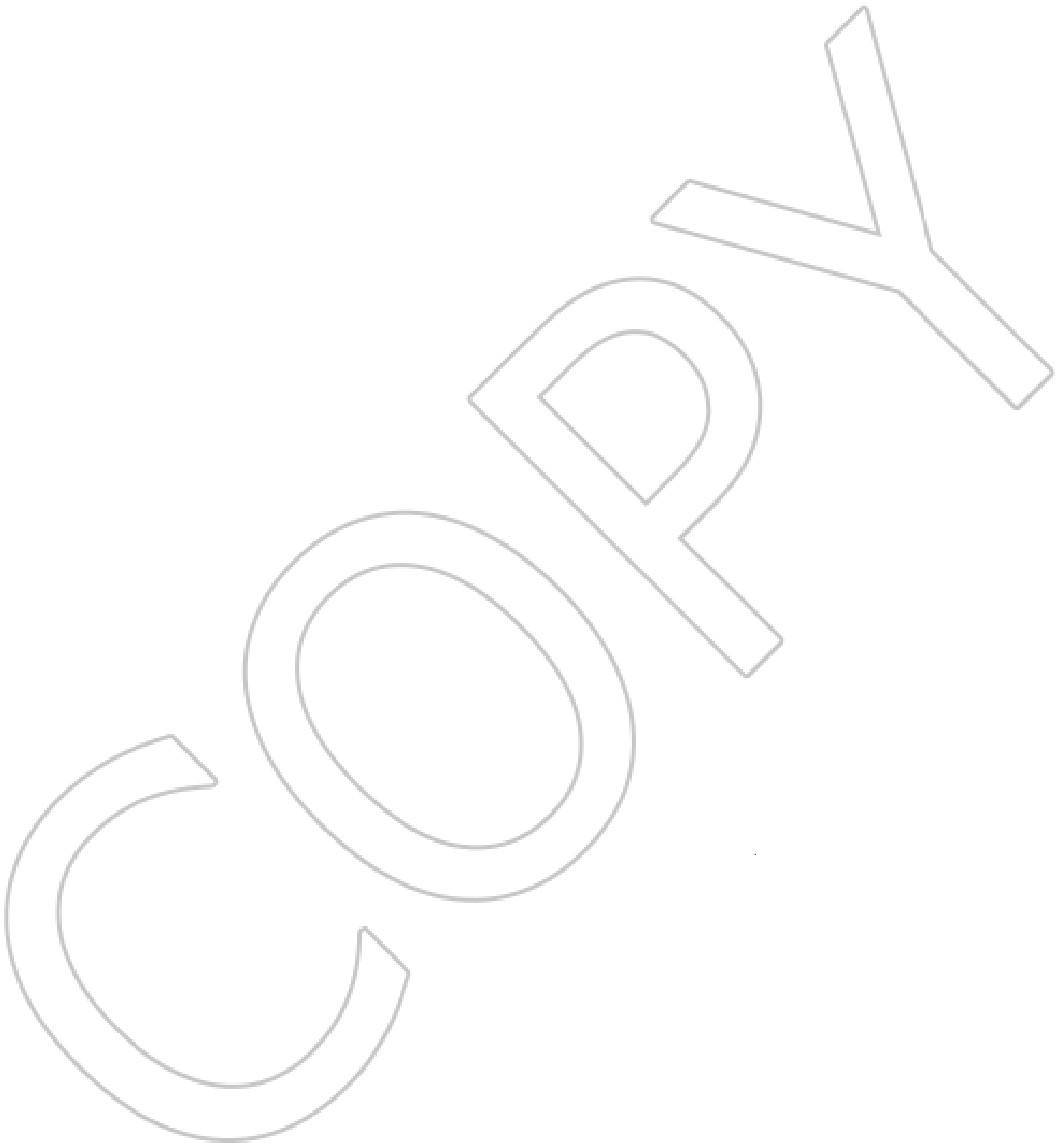
The Basis of Bearings for this description is that Record of Survey to Support a Court Ordered Land Division in Case Nos. 15839 & 17398, Dept. No. I in the Ninth Judicial District Court of the State of Nevada and in the County of Douglas, filed for record on April 16, 1990 as Document Number 224037.

Refer this description to your title company before incorporating into any legal document.

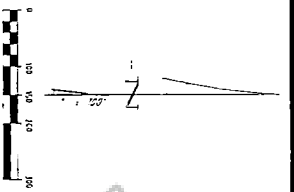
Prepared by: Turner & Associates, Inc., Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



**EXHIBIT C**

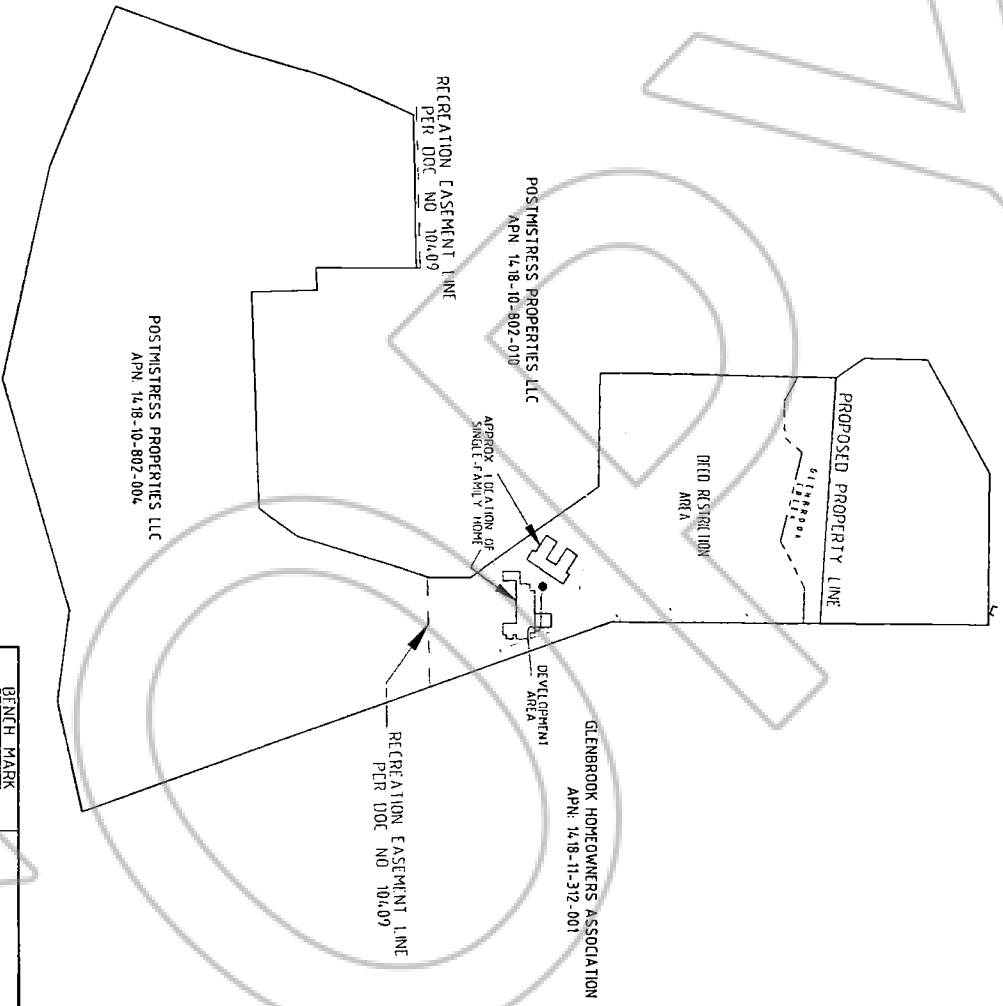


**EXHIBIT C**



# EXHIBIT C

DEED RESTRICTION  
 EAST HAMLET MEADOWS  
 (APPROX LOCATION OF SINGLE-FAMILY HOME)



**NOTES**

1. THIS DRAWING IS THE PROPERTY OF TURNER & ASSOCIATES, INC. AND MAY NOT BE COPIED OR REPRODUCED WITHOUT THE CONSENT OF TURNER & ASSOCIATES, INC.

2. THE CLIENT HAS BEEN ADVISED WITHOUT ANY OF A FULL REPORT, WHICH IS BEING PROVIDED SEPARATELY, THAT THE INFORMATION CONTAINED HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THAT THE ENGINEER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND THEREFORE CANNOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED.

3. THE CLIENT HAS BEEN ADVISED THAT THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF TURNER & ASSOCIATES, INC.

**TURNER & ASSOCIATES, INC.**  
 LAND SURVEYING  
 1000 S. MAIN ST., SUITE 100  
 CARSON CITY, NV 89401  
 PHONE: 775-886-1111  
 FAX: 775-886-1112  
 WWW.TURNERASSOCIATES.COM

REVISION NO.	DATE	DESCRIPTION	BY	CHKD

DATE	
SHEET	1 OF 1
SCALE	AS SHOWN
PROJECT	POSTIMSTRESS PROPERTIES LLC APN 14-18-10-802-004 DOUGLAS CO., NV
DATE	
BY	
CHKD	