

APN# 1418-10-802-010

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 Rodeo Grounds)

Title of Document (required)

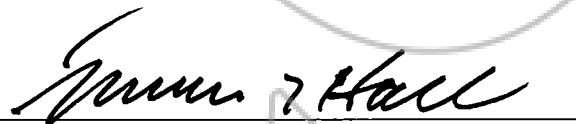
Please complete the Affirmation Statement below:

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)



Signature
Thomas J. Hall, Esq.

Printed Name

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

APN: 1418-10-802-010

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 social security number of any person or persons (Per NRS 239B.030)

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTION (DEED RESTRICTION RODEO GROUNDS)

This Deed Restriction is made as of this 13th 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 1418-10-802-010, 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 ownership interests in a portion of the Property.

WHEREAS, by this DEED RESTRICTION, Declarant and GHOA intend to settle and 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, as owner of the Property, for itself and its successors or assigns, does acknowledge, covenant, promise, and agree that for the purpose of satisfying certain disputes between Declarant and GHOA, as stated herein, the Property shall be permanently restricted to:
 - a. A portion of the Property as described in Exhibit B attached hereto ("Rodeo Grounds") will remain in its current configuration without additional development; however, the existing buildings and all improvements may be

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTION
(DEED RESTRICTION RODEO GROUNDS)

repaired, maintained, rearranged, and rebuilt, however without any increase of the square footage or change in appearance to the structures. The existing structures cannot be repurposed for a different use, including, but not limited to, the conversion of any structure used for agricultural and/or rodeo purposes to cabins for human occupancy. Two (2) of the existing structures designated on Exhibit B are currently used for human occupancy, and that use is allowed to continue and is not prohibited by this Deed Restriction. One structure is designated on Exhibit B as the "Hamlet Cabin" and the other as "Coupe-de-Ville." These two existing structures also cannot be altered or changed to increase the capacity for human occupancy, nor can the exterior appearance be changed. The Hamlet Cabin shall not be used as a permanent residence for more than five (5) persons. The Coupe-de-Ville (Old Sales Office) shall not be used as a permanent residence, but may be used for guests and invitees not exceeding two (2) weeks duration at a time. The current improvement and condition of the Rodeo Grounds is memorialized in Exhibit C attached hereto.

- b. The Rodeo Grounds must continue to be maintained to present the appearance and use as a functioning Rodeo Grounds.
- c. Access to the Rodeo Grounds by livestock and related trailers and equipment shall be allowed to continue.

2. Notwithstanding the foregoing, and 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 1418-10-702-009, 1418-10-802-004, 1418-10-802-006, 1418-10-802-007 and 1418-10-802-010 and 1418-15-501-001, Postmistress shall be allowed and entitled to construct, maintain, and use one (1) single-family residence on a portion of the property described in Exhibit B attached hereto, under the following limitations:

- a. The area to be occupied shall not exceed one (1) acre in size, shall be of the dimensions of 174.25' by 249.98', located at the northwest corner of the property described in Exhibit B, and have as its west boundary a line whose course and distance shall be 174.25' in length, bearing N00 degrees, 19'50"E, the "Development Area" as set forth in Exhibit B. See Record of Survey for The Glenbrook Company recorded on May 6, 1986, in Book 586, at Page 444, as Document 134421, Douglas County Records.
- b. Limiting any development within the Development Area to the addition of one (1) single-family residence.

- c. Limiting the additional single-family residence 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 constructed within the Development Area described in Exhibit B attached hereto.
 - e. Postmistress 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, power, water, and/or sewer.
 - f. Limiting any single-family residence in design, color, and landscaping to conform with surrounding residences. A modern design not typical of the Glenbrook Community will not be permitted.
3. This Deed Restriction may not be revoked or modified without the prior express written and recorded consent of GHOA or its successor, if any.
 4. 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 restoration of the Rodeo Grounds at Declarant's expense to the condition and configuration demonstrated in Exhibit C.
 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 Declarant and Declarant's successors and assigns, and all persons acquiring or owning any interests in the Property.
 6. This agreement shall be recorded in the office of the County Recorder and shall inure to the benefit of and be binding upon the Declarant, its successors, assigns, heirs, subsidiaries, parent companies, and affiliates.

IN WITNESS WHEREOF, the undersigned Declarant has hereto subscribed his signature the date and year hereinabove first mentioned.

Postmistress Properties L.L.C.
 A Nevada limited liability company

Lawrence W. Ruvo, Manager
 Name: Lawrence W. Ruvo
 Its: Manager

Date: September 13, 2024.

(NOTARY PAGE TO FOLLOW)

State of Nevada)
) ss.
County of Douglas)

This instrument was acknowledged before me on September 13, 2024, by Lawrence W. Ruvo as manager of Postmistress Properties L.L.C.



Notary Public

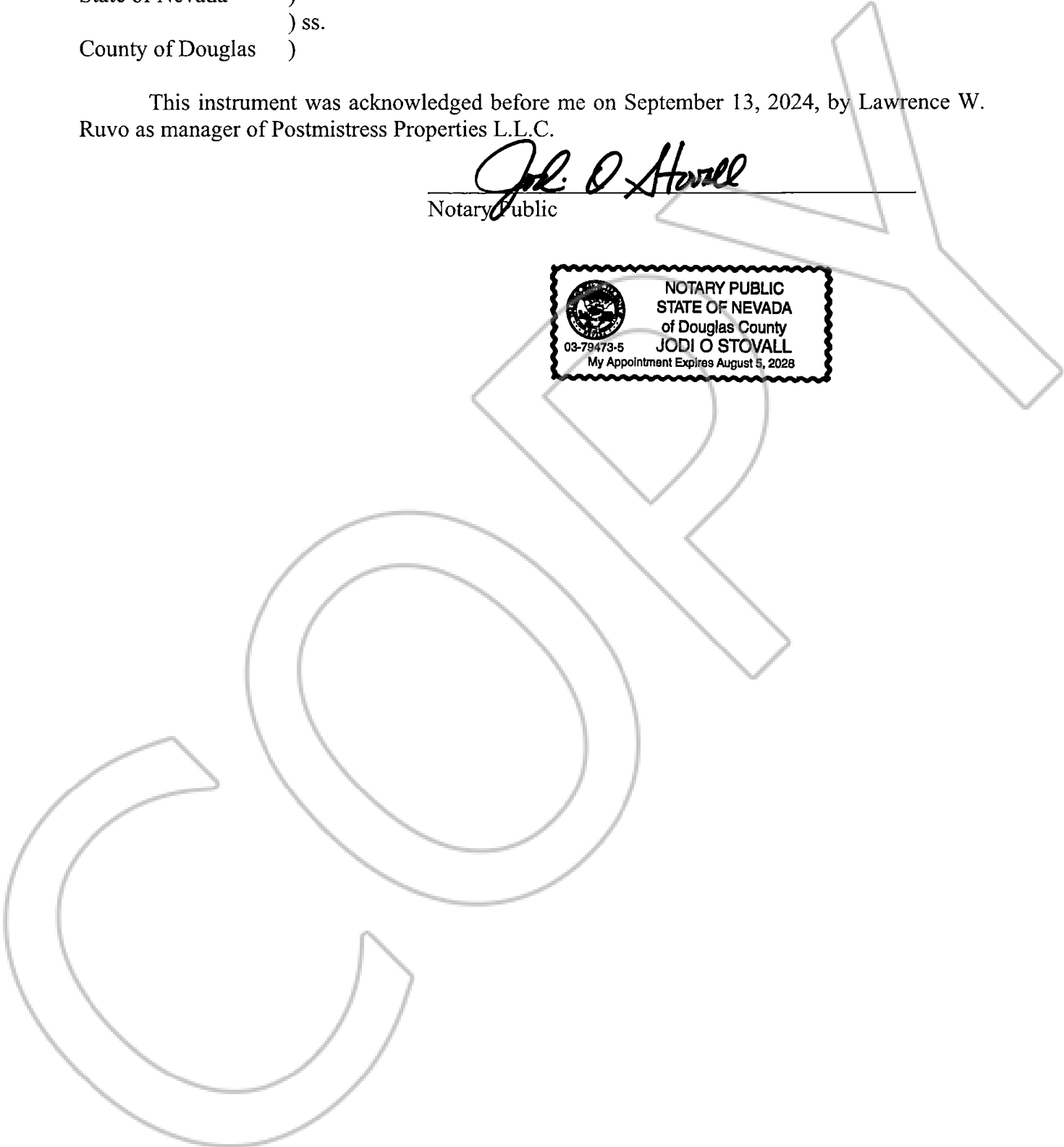
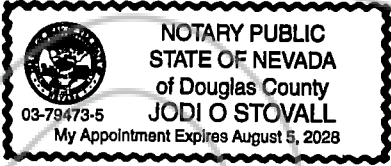


EXHIBIT A

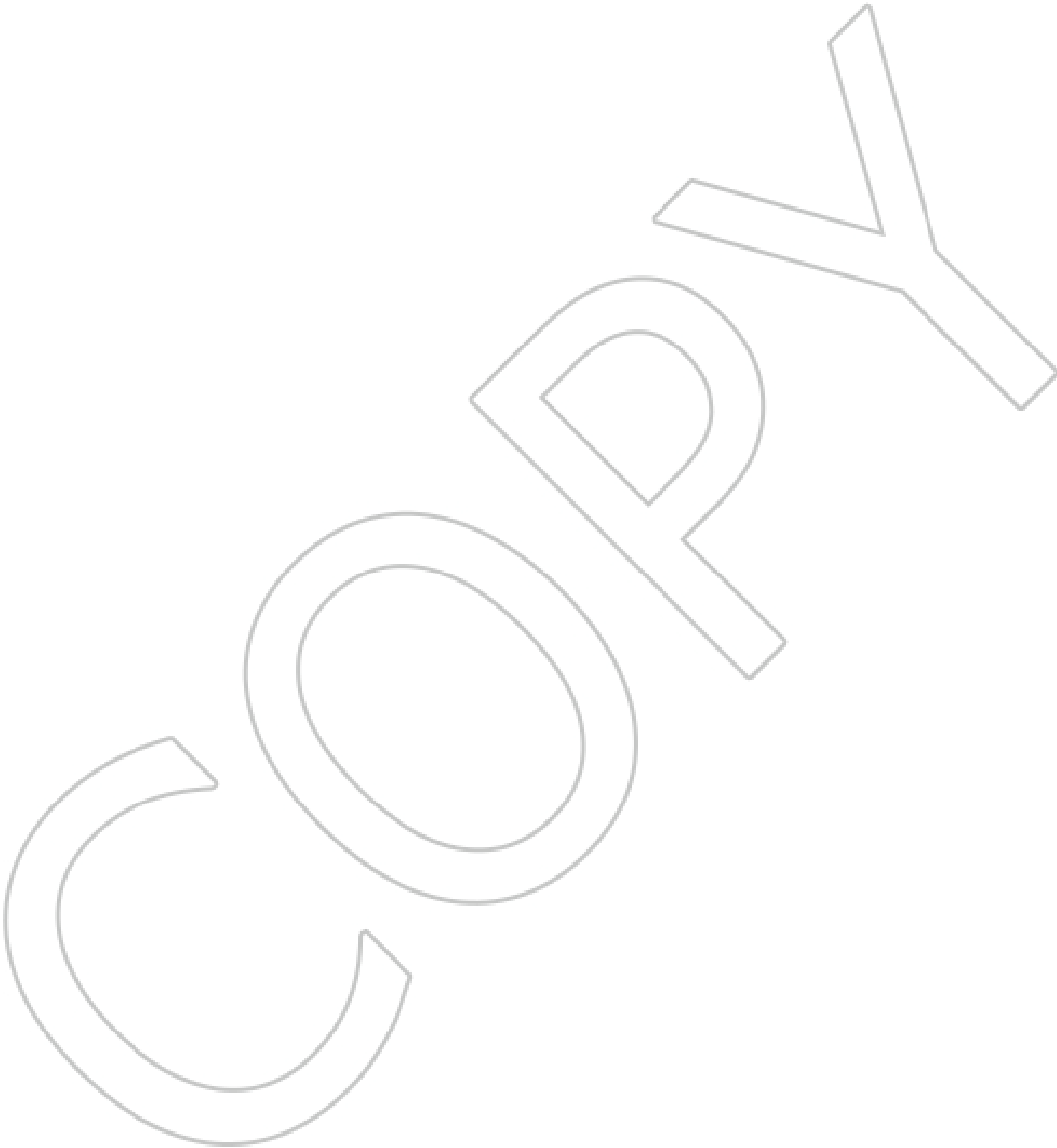
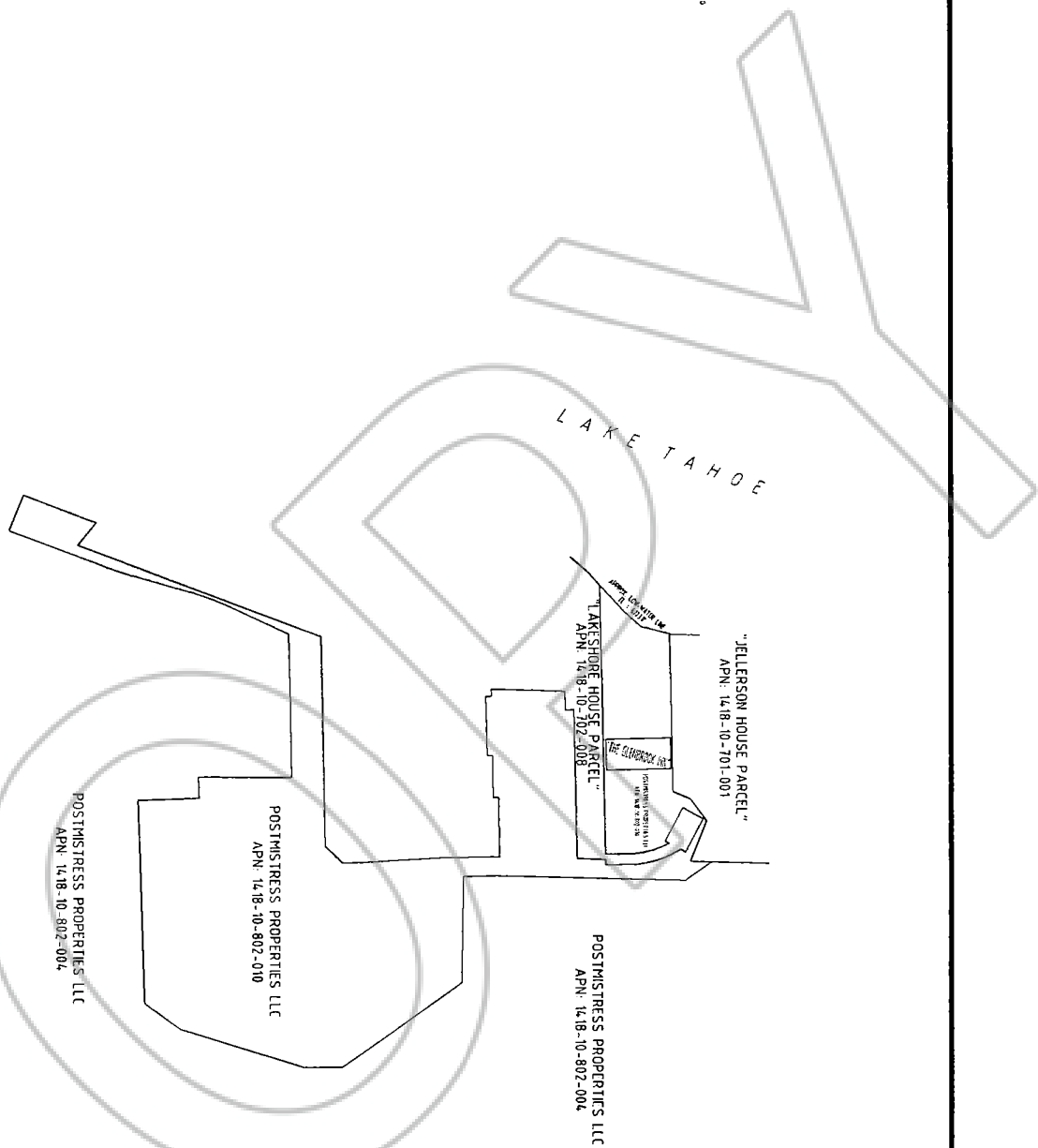
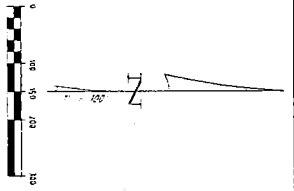


EXHIBIT A

EXHIBIT A

EXISTING APN 14-18-10-802-010



TURNER & ASSOCIATES, INC.
LAND SURVEYING

1000 S. RIVER STREET SUITE 200
SALT LAKE CITY, UT 84143
TEL: 801-488-8888 FAX: 801-488-8889

NOTES

- THIS SURVEY WAS FIELD RECHECKED WITHOUT USE OF A LITTLE BEARING AND IS APPROXIMATELY ACCURATE.
- TURNER & ASSOCIATES, INC. ASSURES NO RESPONSIBILITY FOR ANY DAMAGES WHICH MAY RESULT FROM CONSTRUCTION OF THE PROJECT BASED ON THIS SURVEY. STRUCTURES AND ANY OTHER ENGINEER RESISTANCE SHALL BE DESIGN OR CONSTRUCTION.
- THIS DRAWING OR MAP IS THE PROPERTY OF TURNER & ASSOCIATES, INC. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE CONSENT OF TURNER & ASSOCIATES, INC.

BENCH MARK		EXHIBIT		POP. EXAMINATION		DATE	
NUMBER	ELEVATION	DESCRIPTION	DATE	BY	DATE	SHEET	OF
		POSTMISTRESS PROPERTIES LLC				1	1
		APN 14-18-10-802-010					
		DOUGLAS CO., NV					
REVISION NO.	DATE	DESCRIPTION	VERI.	FIELD	DRAWN	DATE	BY
		SCALE	HORZ. 1"=100'	VERT. N/A			

The Land is described as follows:

All that portion of Section 10, Township 14 North, Range 18 East, M.D.M., being more particularly described as follows:

All that portion of the Postmistress Properties, LLC, Resultant per that Boundary Line Adjustment Deed, recorded April 18, 2017 as Document Number 2017-897486, more particularly described as follows:

Beginning on the approximate Low-water Line of Lake Tahoe, said point also being common to Original Parcel 2 and Original Parcel 3, as shown on that Record of Survey filed for record on June 2, 1983 as Document Number 81145, being an elevation of 6223.0 feet, Lake Tahoe Datum,

Thence along said Low-water Line the following three (3) courses:

North 47°23'19" East 64.65 feet;
North 42°05'47" East 43.37 feet;
North 13°59'49" East 54.84 feet;

Thence North 88°49'10" East 294.84 feet;
Thence North 22°08'08" East 36.33 feet;
Thence North 53°33'38" East 50.41 feet;
Thence South 68°02'08" East 80.88 feet;
Thence North 01°27'45" East 38.96 feet;
Thence South 34°36'48" East 59.46 feet;
Thence South 01°25'48" West 355.38 feet;
Thence South 00°54'34" East 57.38 feet;
Thence South 89°07'18" East 197.05 feet;
Thence South 35°11'09" East 274.88 feet;
Thence South 00°11'51" West 72.18 feet;
Thence South 17°15'14" West 239.32 feet;
Thence South 35°50'20" West 84.21 feet;
Thence South 88°12'32" West 377.23 feet;
Thence North 01°37'27" West 114.19 feet;
Thence South 87°26'44" West 39.17 feet;
Thence North 00°19'50" East 174.25 feet;
Thence South 89°03'08" West 267.38 feet;
Thence South 25°02'08" West 108.51 feet;
Thence along a curve concave to the East, having a radius of 587.50 feet, a central angle of 09°02'28" and an arc length of 92.71 feet, the chord of said curve bears South 20°30'54" West 92.61 feet;
Thence South 15°59'39" West 112.39 feet;
Thence along a curve concave to the West, having a radius of 612.50 feet, a central angle of 04°30'33" and an arc length of 48.20 feet, the chord of said curve bears South 18°14'56" West 48.19 feet;
Thence South 20°30'13" West 194.21 feet;
Thence North 67°46'52" West 70.74 feet;
Thence North 20°34'34" East 143.93 feet;
Thence South 50°25'58" East 54.35 feet;
Thence North 20°34'34" East 484.87 feet;
Thence North 89°02'17" East 389.76 feet;
Thence North 43°11'06" East 45.58 feet;
Thence North 00°58'43" West 32.49 feet;
Thence North 03°11'54" West 155.61 feet;
Thence North 01°07'55" West 96.22 feet;
Thence South 89°02'29" West 311.44 feet;
Thence North 01°52'40" East 137.77 feet;
Thence North 89°29'15" East 35.00 feet;

Thence North 00°30'45" West 15.00 feet;
Thence North 88°49'10" East 276.01 feet;
Thence North 01°28'07" East 53.45 feet;
Thence North 88°49'10" East 10.00 feet;
Thence North 00°37'16" West 52.60 feet;
Thence along a non-tangent curve concave to the West, having a radius of 210.00 feet, a central angle of 24°52'36" and an arc length of 91.18 feet; the chord of said curve bears North 17°53'39" West 90.46 feet;
Thence North 28°17'48" East 10.99 feet;
Thence North 61°42'25" West 70.31 feet;
Thence South 28°17'48" West 44.21 feet;
Thence South 61°42'25" East 70.31 feet;
Thence North 28°17'48" East 9.31 feet;
Thence along a non-tangent curve concave to the West, having a radius of 190.00 feet, a central angle of 20°52'24" and an arc length of 69.22 feet, the chord of said curve bears South 16°08'27" East 68.84 feet;
Thence South 00°37'16" East 51.93 feet;
Thence South 88°49'10" West 500.00 feet to the Point of Beginning.

Together with all that portion of that Correction Grant, Bargain, Sale Deed filed for record on February 13, 2008, as Document No. 718008, also know as the "Short Property", as shown on that Parcel Map for the Short Tract, filed for record on December 24, 1973 as Document Number 70844, being more particularly described as follows:

Beginning at a point that bears South 89°02'29" West 187.83 feet from the Northeast corner of said "Short Property",
Thence South 00°57'31" East 10.00 feet;
Thence South 89°02'29" West 110.00 feet;
Thence North 00°57'31" West 10.00 feet;
Thence North 89°02'29" East 110.00 feet to the Point of Beginning.

EXCEPTION NO. 1:

All that portion of the Southeast quarter of Section 10, Township 14 North, Range 18 East, M.D.B.&M., that is described as Parcels A, B and C, as shown on Parcel Map for Glenbrook Properties/Glenbrook Inn, filed in the office of the County Recorder of Douglas County, Nevada, on June 25, 1980, as File No. 45690.

EXCEPTION NO. 2:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

All that certain parcel of land located in the Southeast one quarter (1/4) of Section 10, Township 14 North, Range 18 East, Mount Diablo Base and Meridian in the County of Douglas, State of Nevada, and being more particularly described as follows:

Beginning at the Southwesterly corner of Parcel "C" as shown and so designated on the Parcel Map for Glenbrook Properties, filed in the Official Douglas County Records on the 25th of June, 1980, as Document No. 45690;
thence North 88°49'10" East 57.00 feet; thence South 01°10'50" East 40.17 feet; thence South 88°49'10" West 57.00 feet; thence North 01°10'50" West 40.17 feet to the point of beginning. Said parcel being further designated as Adjusted Parcel "D", as shown on Record of Survey filed in the office of the Recorder of Douglas County, Nevada, on June 2, 1983, as File No. 81145.

EXCEPTION NO. 3:

Beginning at the Northeast corner of that Correction, Grant, Bargain, Sale Deed filed for record on February 13, 2008 as Document Number 718008, also known as the "Short Property", as shown on that Parcel Map of the Short Tract, filed for record on December 24, 1973, as Document Number 70844,
Thence South 89°02'29" West 110.00 feet;
Thence North 01°28'07" East 10.01 feet;
Thence North 89°02'29" East 110.00 feet;
Thence South 01°28'07" West 10.01 feet to the Point of Beginning.

NOTE: Said legal description previously appeared in Boundary Line Adjustment Deed recorded September 28, 2018, as Document No. 2018-920173, Official Records, Douglas County, Nevada.

EXHIBIT B

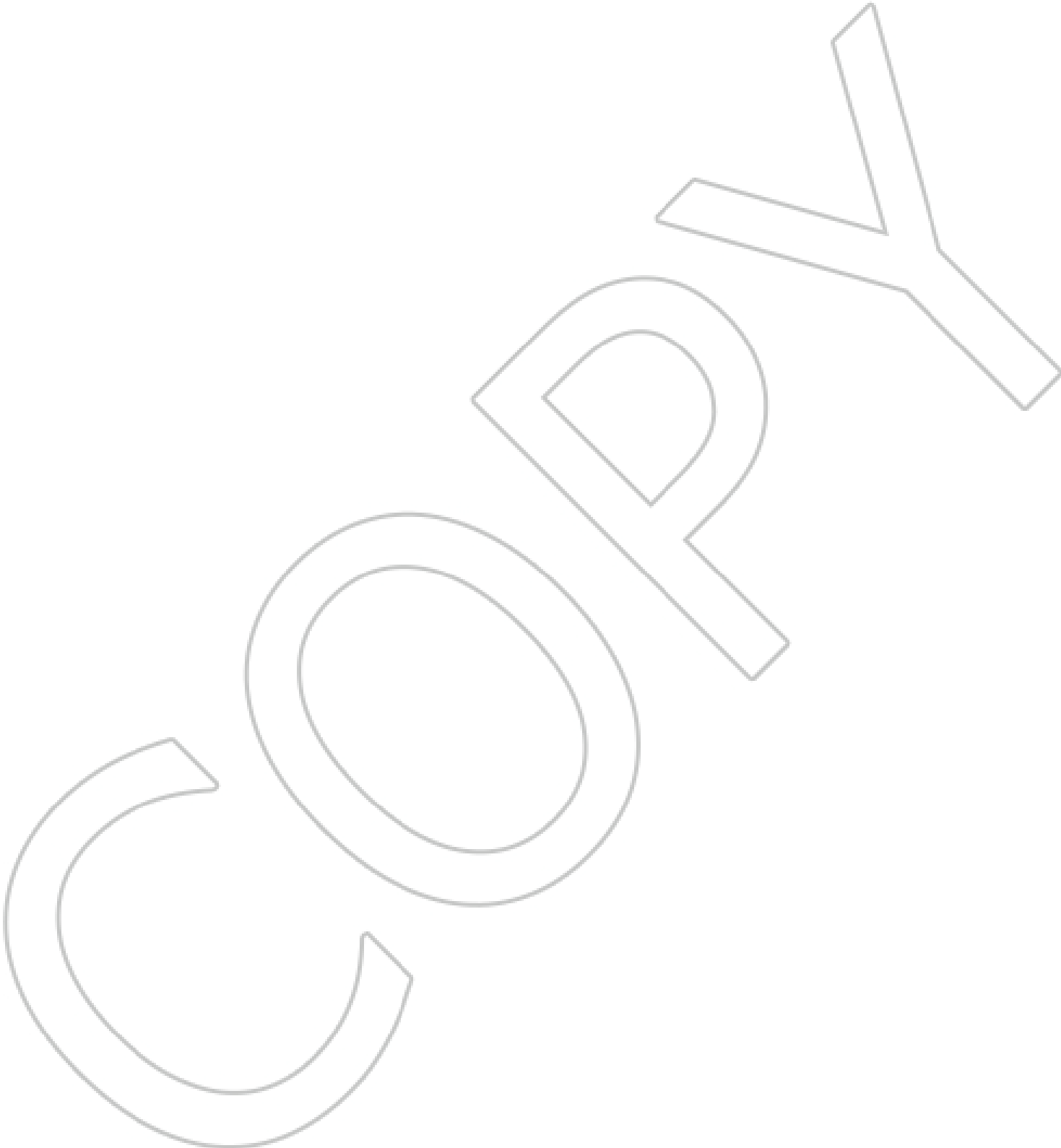


EXHIBIT B

September 10, 2024
22097

DESCRIPTION
DEED RESTRICTION AREA – No. 7

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

A portion of the Southeast $\frac{1}{4}$ of Section 10, T14N, R18E, M.D.M., more particularly described as follows:

All that portion of that Parcel described as Postmistress Properties, LLC Resultant per that Boundary Line Adjustment Deed, filed for record on September 28, 2018 as Document Number 2018-920173, being more particularly described as follows:

Beginning at a Point on the Property Line of said Parcel, intersected with the Northerly Extents of the Recreation Easement described in that Deed per Document Number 10409, as shown on that Record of Survey/Lot Line Adjustment, filed for record on January 18, 1991 as Document Number 243204, which bears North $22^{\circ}15'27''$ West 1,178.88 feet from the Southeast Section Corner of said Section 10, marked with a Bureau of Land Management Brass Cap, stamped "T.14N., R.18E, 1990", thence along said Property Line the following six(6) courses:

South $17^{\circ}15'14''$ West 235.25 feet;
South $35^{\circ}50'20''$ West 84.21 feet;
South $88^{\circ}12'32''$ West 377.23 feet;
North $01^{\circ}37'27''$ West 114.19 feet;
South $87^{\circ}26'44''$ West 39.17 feet;
North $00^{\circ}19'50''$ East 174.25 feet;

thence leaving said Property Line North $00^{\circ}19'50''$ East 6.58 feet to a point on said Northerly Extents of the Recreation Easement;

thence along said North line of the Recreation Easement North $88^{\circ}46'29''$ East 537.57 feet to the Point of Beginning.

Containing 3.176 acres, more or less,

The Basis of Bearing for this description is said Record of Survey/Lot Line Adjustment, filed for record on January 18, 1991 as Document Number 243204.

Prepared by:

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




EXHIBIT C

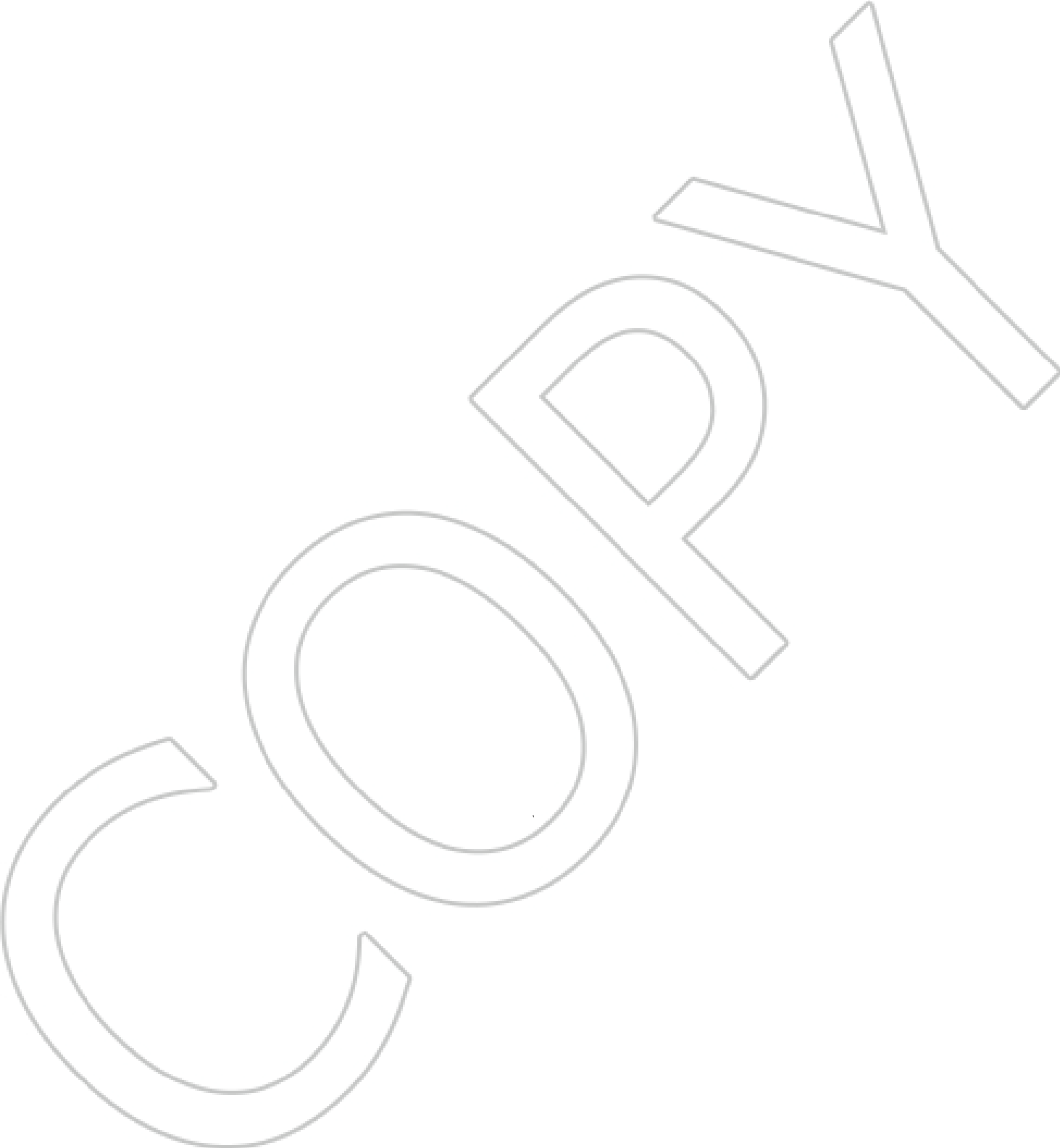


EXHIBIT C

EXHIBIT C

