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SHAWNYNE GARREN, RECORDER

APN# 1418-10-702-009, 1418-10-802-004
1418-10-802-006, 1418-10-802-007, 1418-10-802
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

Declaration CC&R's (Deed Restrictions Prohibiting Commercial Use)

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

APNs:

1418-10-702-009
1418-10-802-004
1418-10-802-006
1418-10-802-007, and 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 RESTRICTIONS
(DEED RESTRICTIONS PROHIBITING COMMERCIAL USE)

This Deed Restriction is made as of this 13th day of September, 2024, by Postmistress Properties L.L.C. and the LAWRENCE W. RUVO LIVING TRUST 1989 (hereinafter jointly "Declarants").

WHEREAS, Postmistress Properties L.L.C. is the owner in fee of the real property located in Douglas County, State of Nevada, commonly known as Assessor's Parcels 1418-10-802-004, 1418-10-802-006, and 1418-10-802-007 and 1418-10-802-010, and the LAWRENCE W. RUVO LIVING TRUST 1989 is the owner in fee of the real property located in Douglas County, State of Nevada, commonly known as Assessor's Parcel 1418-10-702-009, the Declarants' properties are more particularly described in 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") and Glenbrook Cottage and Townhome Association ("GCTA").

WHEREAS, disputes have arisen between Declarants and GHOA concerning the use, development, and ownership interests in the Property.

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

WHEREAS, Declarants and GHOA wish to preserve the historical and cultural aspects of the Hamlet area of the community and to limit further development within the community to private ownership of single-family residential units of exceptional quality while recognizing and reaffirming the rights of all property owners within the community relating to such matters.

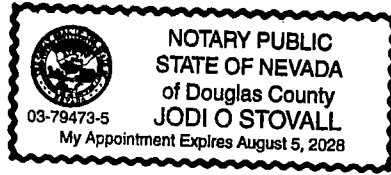
WHEREAS, Declarants therefore propose to develop, maintain, and/or improve the Property for single-family residential purposes under a general plan for development, and desire to establish certain restrictions pursuant to this plan for development with respect to the Property.

NOW, THEREFORE, Declarants, each individually as owners of one or more parcels described in the Property, for themselves; and their heirs, executors, administrators, successors, and assigns, declares that the premises are held and hereafter shall be conveyed, subject to the following covenants, rights, reservations, limitations, and restrictions:

1. Any development, maintenance and/or improvement of the Property shall be limited to single-family residential. No such residence shall exceed two (2) stories with a maximum height as determined by TRPA Code (Declarants will not seek a variance from TRPA to increase the height limitation). Regardless of the zoning and/or entitlements for the Property, it shall not be put to a commercial use. For purposes of this document, "commercial use" includes, but is not limited to, any use or activity, the purpose of which is financial gain (other than rentals of any such residences for periods greater than thirty (30) consecutive days, which use is expressly allowed), the use of any single-family residence for short-term rentals (rentals of a duration of less than thirty (30) days) or any fractional, interval, or timeshare ownership of the single-family residential homes. Declarants may use all their properties for charitable and political fundraising events, including rodeos. Restaurants, hotels, motels, or service facilities serving the general public, and private membership groups or clubs for members outside the Glenbrook Community, are not allowed under this restriction on commercial use.
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. Declarants acknowledge 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.

Jodi O Stovall

Notary Public



COPY

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
(DEED RESTRICTIONS PROHIBITING COMMERCIAL USE)

EXHIBIT A

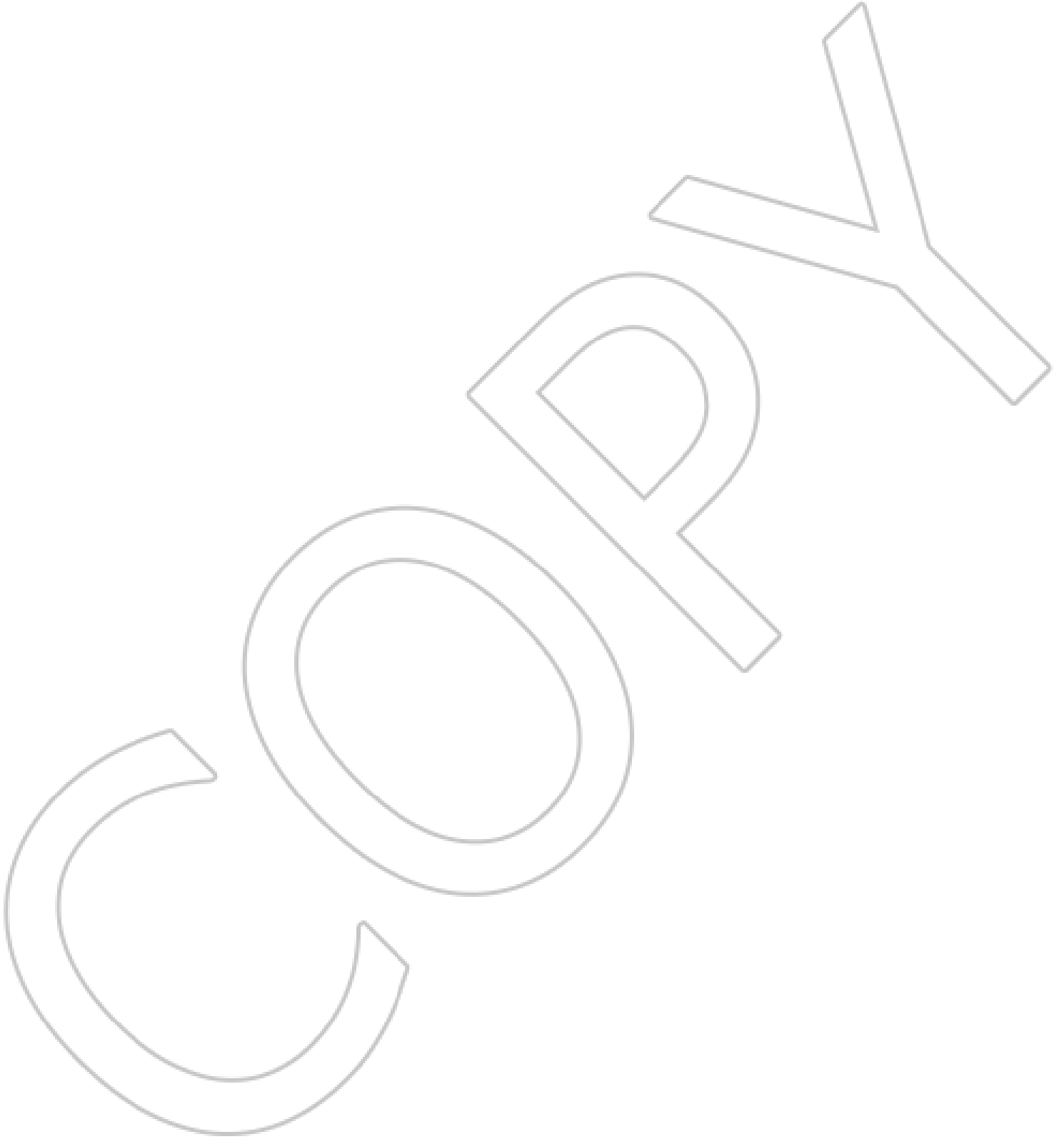
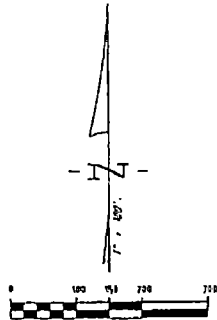


EXHIBIT A

EXHIBIT A



LAKE TAHOE

POSTMISTRESS PROPERTIES LLC
APN: 14 18-10-802-004

"LAKESHORE HOUSE PARCEL"
APN: 14 18-10-702-008

"THE BEACH HOUSE"
APN: 14 18-10-702-009

"THE SHORT PROPERTY"
APN: 14 18-10-702-010

POSTMISTRESS PROPERTIES LLC
APN: 14 18-10-802-006

POSTMISTRESS PROPERTIES LLC
APN: 14 18-10-802-007

POSTMISTRESS PROPERTIES LLC
APN: 14 18-10-802-010

POSTMISTRESS PROPERTIES LLC
APN: 14 18-10-802-004

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 3/4" iron pipe tagged R.L.S. 3519; thence South 67°46'52" East, 70.74 feet to the TRUE POINT OF BEGINNING which bears North 69°13'35" West, 1,544.47 feet from the Southeast corner of said Section 10; thence South 67°46'52" East, 303.15 feet to a 3/4" iron pipe tagged R.L.S. 3519; thence South 77°15'08" East, 379.99 feet to a 3/4" iron pipe tagged R.L.S. 3519; thence North 73°56'03" East, 419.91 feet to a 3/4" iron pipe tagged R.L.S. 3519; thence South 82°24'45" East, 159.99 feet to a 3/4" iron pipe tagged R.L.S. 3519; thence North 77°30'57" East, 195.94 feet to a 3/4" iron pipe tagged R.L.S. 3519; thence North 19°30'32" West, 983.18 feet; thence North 00°27'02" East, 660.00 feet to a 5/8" rebar tagged R.L.S. 1255; thence North 89°34'06" West, 263.49 feet to a 5/8" rebar, no tag; thence South 60°59'42" West, 226.02 feet to a 5/8" rebar tagged R.L.S. 1255; thence South 01°29'56" West, 109.51 feet to a 5/8" rebar, no tag; thence South 34°36'48" East, 59.46 feet to a 5/8" rebar, tagged R.L.S. 6306; thence South 01°25'48" West, 355.38 feet to a 5/8" rebar tagged R.L.S. 6306; thence South 00°54'34" East, 57.38 feet to a 5/8" rebar tagged R.L.S. 6306; thence South 89°07'18" East, 197.05 feet to a 1/2" rebar tagged R.L.S. 6306; thence South 35°11'09" East, 274.88 feet; thence South 00°11'51" West, 72.18 feet to a 1/2" rebar tagged R.L.S. 6306; thence South 17°15'14" West, 239.32 feet to a 1/2" rebar tagged R.L.S. 6306; thence South 35°50'20" West, 84.21 feet to a 1/2" rebar tagged R.L.S. 6306; thence South 88°12'32" West, 377.23 feet to a 5/8" rebar, no tag; 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 to a 5/8" rebar, no tag; thence South 89°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°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°02'29" and a radius of 587.50 feet, (Chord bears South 20°30'54" West, 92.61 feet);
3. South 15°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°30'33" and a radius of 612.50 feet, (chord bears South 18°14'56" West, 48.19 feet);
5. South 20°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

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

All that portion of the Southeast quarter of Section 10, Township 14 North, Range 20 East, M.D.B. & M., described as follows:

All that portion of Parcel A, as shown on Record of Survey for The Glenbrook Company (Lot Line Adjustment) recorded December 16, 1983, in Book 1283, of Official Records at page 2128, Douglas County, Nevada, as Document No. 92853 and on Amended Record of Survey for The Glenbrook Company (Lot Line Adjustment) recorded January 6, 1984, in Book 184, of Official Records at page 310, Douglas County, Nevada, as Document No. 93920, being a division of Parcel No. 4, of Parcel Map recorded as Document No. 31389, and that portion of Parcel B2, as shown on that Record of Survey supporting a Boundary Line Adjustment for Edward Fein, recorded June 18, 2004, as Document No. 616495, more particularly described as follows:

Beginning at the Northeast corner of said Parcel A;

Thence South 03°13'09" East 89.82 feet;
Thence South 89°02'29" West 67.48 feet;
Thence South 00°57'31" East 19.94 feet;
Thence South 89°02'29" West 67.00 feet;
Thence South 00°57'31" East 23.33 feet;
Thence South 89°02'29" West 58.00 feet;
Thence North 00°57'31" West 23.33 feet;
Thence South 89°02'29" West 450.63 feet;
Thence North 07°31'00" East 64.60 feet;
Thence North 73°55'45" East 25.14 feet;
Thence North 35°05'40" East 40.63 feet;
Thence North 46°45'29" East 9.50 feet;
Thence North 89°02'29" East 574.84 feet to the Point of Beginning.

NOTE: Said legal description previously appeared in Grant Deed recorded November 30, 2012, in Book 1112, Page 8027, as Document No. 813685, Official Records, Douglas County, Nevada.

APN: **1418-10-802-006**

Legal Description

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

All that portion of the Southeast quarter of Section 10, Township 14 North, Range 20 East, M.D.B. & M., described as follows:

All that portion of Parcel A, as shown on Record of Survey for The Glenbrook Company (Lot Line Adjustment) recorded December 16, 1983, in Book 1283, of Official Records at page 2128, Douglas County, Nevada, as Document No. 92853 and on Amended Record of Survey for The Glenbrook Company (Lot Line Adjustment) recorded January 6, 1984, in Book 184, of Official Records at page 310, Douglas County, Nevada, as Document No. 93920, being a division of Parcel No. 4, of Parcel Map recorded as Document No. 31389, and that portion of Parcel B2, as shown on that Record of Survey supporting a Boundary Line Adjustment for Edward Fein, recorded June 18, 2004, as Document No. 616495, more particularly described as follows:

Beginning at the Southwest corner of said Parcel B2;

Thence North 07°31'00" East 56.06 feet;
Thence North 89°02'29" East 450.63 feet;
Thence South 00°57'31" East 23.33 feet;
Thence North 89°02'29" East 58.00 feet;
Thence North 00°57'31" West 23.33 feet;
Thence North 89°02'29" East 67.00 feet;
Thence North 00°57'31" West 19.94 feet;
Thence North 89°02'29" East 67.48 feet;
Thence South 03°13'09" East 65.47 feet;
Thence South 00°57'31" East 32.50 feet;
Thence South 43°10'40" West 45.59 feet;
Thence South 89°02'29" West 389.87 feet;
Thence South 20°34'33" West 40.96 feet;
Thence North 59°05'07" West 166.89 feet;
Thence North 87°00'04" West 75.77 feet to the Point of Beginning.

NOTE: Said legal description previously appeared in Grant Deed recorded November 30, 2012, in Book 1112, Page 8032, as Document No. 813686, Official Records, Douglas County, Nevada.

APN: 1418-10-802-007

DESCRIPTION

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

Being a portion of Parcel 3 as shown on that Record of Survey filed for record on May 6, 1986 as Document 134421, more particularly described as follows:

Beginning at a point on the westerly line of said Parcel 3, said point being on the Low-water Line of Lake Tahoe and bearing North $42^{\circ}44'30''$ West 1966, 32 feet from the Southeast corner of Section 10, Township 14 North, Range 18 East, M.D.M.,

Thence along the approximate Low-water Line of Lake Tahoe, as shown on the Record of Survey filed for record on June 2, 1983, as Document 81145, being an elevation of 6223.0 feet, Lake Tahoe Datum, the following 5 courses:

North $10^{\circ}19'07''$ East 12.67 feet
North $14^{\circ}11'58''$ West 50.56 feet
North $52^{\circ}24'07''$ West 53.10 feet
North $37^{\circ}19'27''$ West 47.71 feet
North $49^{\circ}37'18''$ East 10.23 feet

Thence North $89^{\circ}29'15''$ East 192.10 feet;
Thence North $26^{\circ}03'09''$ East 4.47 feet;
Thence North $89^{\circ}29'15''$ East 38.00 feet;
Thence South $27^{\circ}04'39''$ East 4.47 feet;
Thence North $89^{\circ}29'15''$ East 30.00 feet;
Thence South $01^{\circ}52'40''$ West 137.77 feet;
Thence South $89^{\circ}02'29''$ West 186.26 feet to the Point of Beginning.

Containing 30,497 square feet, more or less.

The Basis of Bearing for this description is that Record of Survey filed for record as document number 832017, being the bearing N $45^{\circ}03'45''$ W.

NOTE: Said legal description was previously records in the *Boundary Line Adjustment Deed*, recorded on April 18, 2017, as Document 2017-897486, Douglas County Records.

APN: 1418-10-702-009

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.