

Lincoln County

DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
NATURES HAVEN

THIS DECLARATION is made on the date hereinafter set forth by SYSTEMS
OF SURVIVAL, INC., a Nevada Corporation, hereinafter referred to as "Declarant":

WITNESSETH:

WHEREAS, Declarant is the subdivider of certain real property in the County of Lincoln, State of Nevada, known as Natures Haven, and described more particularly in Exhibit "A" attached hereto and hereby incorporated by reference and

WHEREAS, it is the desire and intention of Declarant to impose on the lots and other parcels of land included in said tract mutual and beneficial restrictions, covenants, agreements, easements, conditions and charges as hereinafter set forth, under a general plan or scheme for the benefit of all the land in the tract and the future owners of said lands, and to offer for sale the lots and other parcels of land included in said tract.

NOW, THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following restrictions, covenants and conditions which are for the purpose of protecting the value and desirability of, and which shall run with the above described real property and be binding on all the parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and which shall inure to the benefit of each owner thereof.

SECTION 1
DEFINITIONS

1.01. "Declarant" shall mean and refer to SYSTEMS OF SURVIVAL, INC., its successors and assigns, if such successors or assigns should acquire more than one previously unsold lot from the Declarant for the purpose of resale.

1.02. "Lot" shall mean and refer to any lot shown upon any recorded subdivision map of the properties.

1.03. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any lot which is a part of the properties, but excluding those having such interest merely as security for the performance of an obligation.

1.04. "Properties" shall mean and refer to that certain real property described in Exhibit "A".

SECTION 2
PROPERTY RIGHTS

2.01. Every owner shall have the right of enjoyment in and to their lot, including ingress and egress to and from his lot, which shall be appurtenant to and shall pass with the title to every lot, subject to the following:

(A) All restrictions, conditions, reservations, rights, rights of way, and easements of record.

2.02. Any owner may delegate, his right of enjoyment to his lot to any members of his family, his tenants, or contract purchasers who wish to use the property.

2.03. Each lot shall be conveyed to owners other than Declarant, and thereafter held by such owners, subject to any and all easements of record at the time of the initial conveyance of such lot to an owner other than Declarant.

SECTION 3

USE RESTRICTIONS

3.01. Nothing shall be done or kept on or in any lot which will increase the rate of insurance on any other lot. No owner shall permit any thing to be done or kept on or in any lot which will result in the cancellation of insurance on any lot or which would be in violation of any law.

3.02. No signs, placards or displays shall be placed on any lot, building or structure or tree on the property.

3.03. No fencing is to exceed four (4) feet in height and must be built corral style of split rail. (May be reinforced with chicken wire mesh on the inside of the lot.) All fencing must be kept in good repair at all times.

3.04. No exotic or dangerous animals may be kept on any lot. A maximum of two (2) dogs or two (2) cats may be kept on any lot. No unattended livestock shall be kept on any lot. Any animals not fenced shall be kept on a leash at all times.

3.05. No professional, commercial or industrial operation of any kind shall be conducted in or upon any lot.

3.06. Except as may be used by Declarant while the development is being sold by Declarant, no vehicle shall be repaired or rebuilt on any lot street or driveway. No undriveable vehicle is to be left on any property for more than seven (7) days.

3.07. No noxious or offensive activity shall be carried on upon the properties, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

3.08. No owner shall permit or suffer anything to be done or kept upon the properties which shall obstruct or interfere with the rights of other owners or annoy them by unreasonable noise or otherwise, nor will he commit or permit any nuisance on the properties or commit or suffer any immoral or illegal act to be committed thereon. The owner shall comply with all the requirements of the board of health and of all other governmental authorities with respect to said premises. No controlled substances shall be grown on any of the properties.

3.09. No fireworks or unattended fires on individual lots.

Lincoln County

3.10. No weapons or archery equipment will be loaded or discharged on any individual lot.

3.11. No explosives or large amounts of flammable fuels are to be stored on individual lots.

3.12. There will be no oil drilling, oil development, oil refining, quarrying or mining operations of any kind permitted on or in the properties, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted in on or under the properties.

3.13. No derrick or other structure, designed for use in boring, mining or quarrying for oil, Natural gas or precious minerals shall be erected, maintained or permitted on the properties.

3.14. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition and shall be enclosed so as not to be visible from any other lot.

3.15. All dangerous and unsightly clotheslines, woodpiles, storage areas and equipment shall be prohibited upon any lot, unless obscured from view from any other lots by an appropriate screen.

3.16. No machinery, junk, debris, building materials or similar matter shall be placed, stored or kept on any lot within or adjoining the properties.

3.17. No unsightly T.V. antenna, radio and/or other system shall be permitted which exceeds two (2) feet in height above home.

3.18. Except as may be used by Declarant while lots are being sold by Declarant, no structure of a temporary character, tent, shack, garage, barn or other out-building shall be used on any lot at any time as a permanent residence and shall not be left standing for more than sixty days at any one time.

3.19. No unoccupied camping tent shall be left unattended for more than a seven day period.

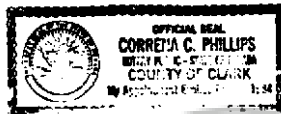
3.20. Storage buildings not to exceed 12 feet by 12 feet of a manufactured type may be erected on any lot but must be placed more than five (5) feet from any property line.

3.21. No off road vehicle shall be driven on any lot.

Lincoln County

- 3.22. No camper, mobile home, R.V., etc. shall be parked closer than twenty-five (25) feet to any property line.
- 3.23. All personal and guest parking of vehicles shall be on the lots.
- 3.24. No large or artificial lights shall be permitted on any properties.
- 3.25. Any guests must conform to all owner regulations.
- 3.26. All R.V. and mobile home or other type generators shall be muffled.

Systems of Survival, Inc.
See Candler



Corretta C. Phillips
June 6, 1973

No. 77943
FILED AND RECORDED AT REQUEST OF
SYSTEM OF SURVIVAL
JUNE 6, 1973
AT 55 MINUTES PAST 11 O'CLOCK
A.M. IN BOOK 55 OF OFFICIAL
RECORDS, PAGE 306 LINCOLN
COUNTY, NEVADA.

Corretta C. Phillips
COUNTY RECORDER