

ALAMO WEST SUBDIVISION - PHASE II (BLOCKS 2, 3, 4)

DECLARATION OF PROTECTIVE COVENANTS,  
CONDITIONS, AND RESTRICTIONS

We the undersigned, as rightful owners and developers of Phase II of Alamo West Subdivision, located in Alamo, Nevada, do hereby make the following declaration to be a part of this Subdivision.

1. Mineral rights, easements, and exclusions are reserved to the United States, as contained in the Patent conveying the land, recorded as Document No. 84869 on July 11, 1986 in book 70, page 25 of the Official Records of Lincoln County.
2. No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than a single family dwelling and a private garage or carport, and other buildings incidental to residential use consistent with the covenants and restrictions contained herein.
3. No building shall be located on any lot nearer than twenty-five (25) feet from the front lot line, five (5) feet from any side lot line, ten (10) feet from any side street line, or ten (10) feet from any back yard line.
4. Block 2 is restricted to Homes built to the UBC Code. No Manufactured Homes will be allowed in Block 2. Blocks 3 and 4 may have Manufactured Homes (built to the HUD Code), or UBC Code Homes. No single-wide homes will be permitted in Lots 1-10 in Block 3.
5. Manufactured homes (that are permitted on Blocks 3 and 4) must have shingled roofs, must contain a minimum of 640 Square Feet, and must be no more than four (4) years old at the time they are set up. Skirting must be applied within 180 days after setup.
6. No noxious or offensive trade or activity shall be conducted on any lot, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

7. Easements for installation and maintenance of roads and utilities are reserved as shown on the recorded plat. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public utility company is responsible. The right of ingress and egress by public authority or others for the purposes of maintenance, repair, replacement, or removal of utility facilities within the easement is granted by the owner of each lot on which said easement exists.

8. The covenants, conditions, and restrictions herein shall be covenants running with the land and shall be binding upon all of the parties and persons claiming under them until January 1, 2010, at which time said covenants shall be automatically extended for successive periods of ten years unless, by a vote of the majority of the then record owners of the lots, it is agreed to change said covenants in whole or in part. For voting purposes each lot shall be represented by one vote only, regardless of the number of persons having a recorded interest in any such lot.

9. If the parties hereto, or any of them, or their heirs and assigns shall violate or attempt to violate any of the covenants herein or provisions hereof, it shall be lawful for any other person or persons owning real property situated within the boundaries of this Alamo West Subdivision, Phase II, to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such covenant or provision and either to prevent him or them from so doing or to recover damages or other dues for such violation.

10. The invalidation of any one of these covenants by court judgement or court order shall in no way affect any of the other provisions of these Covenants, and all other provisions shall remain in full force and effect.

OWNERS

Gerald H. Wilson

*Gerald H. Wilson*

Mary S. Wilson

*Mary S. Wilson*

Lincoln County

STATE of Nevada )  
County of Lincoln )

The foregoing instrument was acknowledged before me  
this 15<sup>th</sup> day of OCTOBER, 1993, by Gerald H. and  
Mary S. Wilson.

*Margaret Conner*

Witness my hand and official seal.



**MARGARET CONNER**  
Notary Public, State of Nevada  
LINCOLN COUNTY  
My Appointment Expires July 13, 1995

**101045**

FILED AND RECORDED AT REQUEST OF

Gerald Wilson

October 15, 1993

T. 43 MINUTES PAST 3 O'CLOCK

P. 107 OF OFFICE

RECORDS, PAGE 464 LINCOLN

COUNTY, NEVADA.

Yuriko Setzer

By *Yuriko Setzer* COUNTY REC. Deputy