

DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS

LEGAL DESCRIPTION N/A

THIS DECLARATION IS MADE THIS 18th DAY OF OCTOBER, 1994, BY Paul S. Brown

HEREINAFTER REFERRED TO AS "DECLARANTS"

WITNESSETH:

WHEREAS, Declarants are the owners of that certain real property situated in the County of Lincoln, State of Nevada, which is more particularly described as follows: PARCEL 1-240-13 S1/4 OF SW 1/4 OF NE 1/4 SECTION 14 TOWNSHIP R67E AND PARCEL 1-240-01 N 1/2 OF SW 1/4 OF NE 1/4 SECTION 14 TOWNSHIP R67E AND PARCEL 1-250-01 NW 1/4 OF NE 1/4 SECTION 14 TOWNSHIP R67E AND PARCEL 1-260-01 N1/2 OF SE 1/4 OF SE 1/4 OF SECTION 11 TOWNSHIP R67E AND PROPERTY AT S 1/2 OF SE 1/4 OF NE 1/4 SECTION 14 TOWNSHIP R67E

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

USE OF PROPERTY

- 1. Said real property is hereby designated as 1 plus acre lots which shall be used exclusively for residential purposes.

any business, commercial, manufacturing, mercantile, storing vending or other such non-residential purposes or for any illegal purposes.

No noxious or offensive activity shall be carried on upon said lots or any part thereof, nor shall anything be done thereon which may be, or may become a nuisance to the neighborhood or which shall in any way interfere with the quiet enjoyment of each of the owners of his respective dwelling unit, or which shall in any way increase the rate of insurance.

3. The minimum size of mobil home to be no less than double wide on permanent foundation approved by Lincoln County building department.

4. No vehicles that are inoperable are to be allowed.

5. Single wide mobil homes to be allowed for a period not to exceed one year, for purpose of erecting permanent structure. If building is in progress developer at his discretion may extend

a short period of time.

MAINTENANCE AND UPKEEP

1. No lumber, metals, bulk materials, refuse or trash shall be kept, stored or allowed to accumulate on said lots, except building materials during the course of construction. Wood piles for firewood are excepted.

ENFORCEMENT

Any owner of any of the four (4) parcels of land as herein-above described, including Declarants, shall have the right to enforce, by any proceedings at law or in equity, all

restrictions, conditions, covenants or reservations now or hereafter imposed by the provisions of this Declaration. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

SEVERABILITY

Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

BINDING EFFECT

The covenants and restrictions of this Declaration shall run with the land and shall be binding on Declarants, their heirs, successors and assigns, and shall inure to their benefit. IN WITNESS WHEREOF, the undersigned, being the Declarants herein, have set their hands and seals this 18 day of Oct 1924.

Paul S. Brown
Declarant

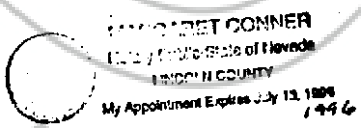
STATE OF NEVADA
COUNTY OF LINCOLN SS:

On October 18, 1994 before me, the undersigned, a Notary Public in and for said County and State personally appeared,

Paul S. Brown and _____
known to me to be the persons whose names were subscribed to the within instrument, and acknowledged to me that they executed the same.

WITNESS my hand and Official Seal.

Margaret Conner
NOTARY PUBLIC in and for said
County and State.



102756

RECORDED AT _____ OF
Dominick Belingheri
November 18, 1994
_____ 20 MINUTES PAST 3 O'CLOCK
P.M. BOOK 111 OF _____
PAGE 565 LINCOLN
COUNTY, NEVADA.

Yuriko Setzer
By Zeddie Boucker
Deputy