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When recorded, mail to:
J & S Properties, LLC
34 Emerald Dunes Circle
Henderson, NV. 89052

FILED FOR RECORDING
AT THE REQUEST OF

J & S Properties, LLC

2006 JUN 9 PM 1 03

LINCOLN COUNTY RECORDER
FEE 15.00 DEPAU
LESLIE BOUCHER

**COVENANTS, CONDITIONS AND RESTRICTIONS
J & S PROPERTIES, LLC**

AFFECTING PROPERTY LOCATED IN THE FOLLOWING:

The East Half of Section 11, Township 1 North, Range 67 East, MDB&M.

Excepting therefrom the South Half of the Southeast Quarter of the Southeast Quarter
AND the Northwest Quarter of the Northeast Quarter of Section 11, Township 1 North,
Range 67 East;

AND The Northwest Quarter of the Northeast Quarter of Section 14, Township 1 North,
Range 67 East, MDB&M

And further excepting from both above described properties any portion lying within all
State or County roads and highways,

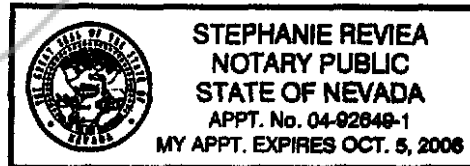
All lying in Lincoln County, Nevada.

1. The streets in the above described properties, commonly known as Elk View Ranch, are gravel, built to Lincoln County Road specifications and dedicated to Lincoln County for maintenance.
2. Main power poles, main power lines, main water lines and main phone lines are provided by "Seller" on one side of the streets only. It is the responsibility of the buyer to pay for connection to the power, water & phone lines and install across the road underground from the main lines to the buyer's particular lot. It is also the responsibility of the buyer to pay for the power transformers, power meters & water meters. Pioche Public Utilities can be requested to do this work for a fee to be paid for by buyer.

3. There are no special requirements for building conventional built homes. You can build a log home, a modified A-Frame home, or a concrete or brick home. The home must meet any square footage minimum required and the set back requirements of Pioche Town and the Lincoln County Building Department. .
4. It is the Buyer's responsibility to submit plans of a proposed home or modular/manufactured home to the Lincoln County Building Department for approval. Only NEW, modular or manufactured homes are allowed. These homes must be built to the standards and specifications of the appropriate entity involved. These homes must be on a permanent foundation with full exterior walls (with no visible openings between floor joists and ground) and must have underground utilities from the main lines to the home. **ABSOLUTELY NO PERMANENT SINGLEWIDE MODULAR OR MANUFACTURED HOME WILL BE ALLOWED!**
5. A septic system is required for each homesite and is the buyer's responsibility to install and pay for said septic system. If required by the Lincoln County Building and Planning Department or Pioche Town, it is the responsibility of the buyer to have a percolation test and soils analysis for the septic system.
6. With the permission of Pioche Town & the Lincoln County Building and Planning Department, temporary trailers, mobile homes and/or motor homes are allowed for as long as one (1) year while in the process of constructing a permanent residence.
7. No parcel may be divided into smaller than 2.5 acre parcels.
8. There is no requirement to build a home or no time limit to construct the same.
9. No owner can change the natural flow of water unless it is approved by the Lincoln County Building & Planning Department and Pioche Town.
10. After the power, water and roads are completed, your lot may have a culvert or a drainage ditch that is located on your lot. The owner is not allowed to change the drainage ditch or culvert without the expressed written consent of Pioche Town and the Lincoln County Building & Planning Department.

J & S PROPERTIES, LLC.

Jim Vincent
 Jim Vincent, Managing Member



STATE OF NEVADA)
) ss
 COUNTY OF CLARK)

This instrument was acknowledged before me this 7th day of June, 2006, by Jim Vincent.
Stephanie Reviea
 Notary Public