

44

DOC # 0667809
02/13/2006 01:24 PM Deputy: CF
OFFICIAL RECORD
Requested By:
JOBS PEAK RANCH

When recorded mail to:

✓ Job's Peak Ranch, CAI
P. O. Box 2829
Carson City, NV 89702

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 6 Fee: 44.00
BK-0206 PG- 4054 RPTT: 0.00



FIRST AMENDMENT
TO THE DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR
Job's Peak Ranch

THIS FIRST AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR JOB'S PEAK RANCH (DECLARATION) is made this 27th day of January, 2006, by the President and Secretary of Job's Peak Ranch Community Association, Inc., a Nevada non-profit corporation, and Five Creek, LLC, Declarant.

WHEREAS, the Declaration affects all that real property described in Exhibits "A" and "C" of the Declaration.

WHEREAS, the members of the Association approved the amendment of the Declaration as hereinafter set forth;

NOW, THEREFORE, the undersigned hereby acknowledge and certify, pursuant to Article XV, Section 15.1 of the Declaration, that the Declarant and the Owners (as defined in the Declaration) entitled to cast at least fifty-one percent (51%) of the number of votes entitled to be cast pursuant to Section 15.1 of Article XV of the Declaration do amend the Declaration as follows:

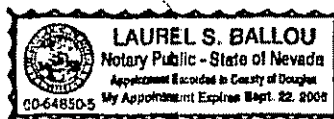
1. Article IV, Section 4.1 shall read as follows:

4.1 Every Owner shall maintain his or her Unit and the improvements thereon in a good, clean and orderly condition and in a good state of repair consistent with the Community-Wide Standard. Each owner shall keep all shrubs, trees, grass and plantings on his or her Unit neatly trimmed, properly cultivated and free from trash, weeds or other unsightly material. Each Owner shall maintain all fire and fuel break areas on such Owner's Unit in accordance with applicable fire and safety codes.

Trees should be trimmed of all dead branches up to a minimum of 15 feet, preferably as high as practical. Slash piles (trimmings) which may have accumulated during or after the development of the Unit, and any dead trees, should be removed or chipped. If the Owner fails to accomplish in a timely manner, the Association reserves the right, with reasonable notice, to contract for the work and charge the Owner.

Declaration is in Full Force and Effect as Amended. Except as amended as set forth above, the Declaration shall remain in full force and effect according to the original terms thereof, and by the amendments set forth in this Certification of Amendment.

State of Nevada
County of Douglas



This instrument was acknowledged before me on

Feb. 13, 2006

by Cole S. Smith

Laurel S. Ballou
Notarial Officer



BK- 0206
PG- 4056
02/13/2006

EXHIBIT 2A
Legal Description
Douglas County, Nevada

DESCRIPTION OF ASSESSOR'S PARCEL NUMBER 19-140-01, REFLECTING A BOUNDARY LINE ADJUSTMENT WITH ASSESSOR'S PARCEL NUMBER 19-280-30, BEING A PORTION OF SECTIONS 15, 16, 21, 22, AND 23 T.12N., R.19E., M.D.B.&M, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH ¼ CORNER OF SECTION 15, T.12N., R.19E., M.D.B.&M; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 89°47'35" E, 946.88 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF FOOTHILL ROAD; THENCE ALONG SAID RIGHT OF WAY S 18°46'42" E, 1178.83 FEET; THENCE LEAVING SAID RIGHT OF WAY S 00°05'41" E, 1527.94 FEET; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF SECTION 15, S 89°58'14" W, 914.30 FEET; THENCE S 30°39'03" W, 795.67 FEET; THENCE ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SECTION 15 S 00°08'13" E, 1964.23 FEET TO THE SOUTH ¼ CORNER OF SECTION 15; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF SECTION 15, N 89°58'00" E, 2622.31 FEET TO THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22, AND 23; THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST ¼ OF SECTION 14, N 89°56'30" E, 1392.10 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF FOOTHILL ROAD; THENCE FROM A TANGENT BEARING OF S 33°56'54" E ALONG THE RIGHT OF WAY OF FOOTHILL ROAD ON A NONTANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1960.00 FEET, AN INCLUDED ANGLE OF 09°24'42", A TANGENT LENGTH OF 161.34 FEET AND AN ARC LENGTH OF 321.95 FEET; THENCE LEAVING SAID RIGHT OF WAY S 89°59'28" E, 223.81 FEET; THENCE S 00°00'03" W, 2363.51 FEET TO THE SOUTHEAST CORNER OF THE S.W. ¼ N.W. ¼ SECTION 23; THENCE S 89°53'34" W, 1323.02 FEET TO THE ¼ CORNER COMMON TO SECTIONS 22 & 23; THENCE S. 89°55'38" W, 1311.66 FEET; THENCE S 00°00'59" W, 2642.30 FEET TO A POINT ALONG THE NEVADA/CALIFORNIA STATE LINE; THENCE ALONG SAID STATE LINE THE FOLLOWING COURSES:

N 48°38'10" W, 2942.00 FEET;
N 48°40'10" W, 2647.02 FEET;
N 48°40'23" W, 2632.61 FEET;
N 48°40'53" W, 3294.84 FEET;

THENCE LEAVING SAID STATE LINE ALONG THE SOUTH LINE OF THE NORTH ½ OF SECTION 16, N. 89°36'00" E, 4709.96 FEET TO THE ¼ CORNER COMMON TO SECTIONS 15 AND 16; THENCE ALONG THE EAST LINE OF THE

0413179
BK0597PG3933



0667809

Page: 4 of 6

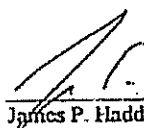
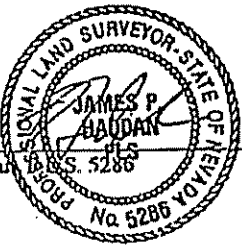
BK- 0206
PG- 4057
02/13/2006

DOUGLAS COUNTY

RESULTANT ASSESSOR'S PARCEL NUMBER 19-140-01 (CONTINUED)

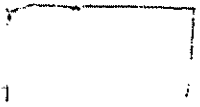
NORTHEAST ¼ OF SECTION 16, N 00°15'52" W, 2639.92 FEET; THENCE
N 89°51'51" E, 2628.67 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS: THE NORTH LINE OF THE NORTHEAST ¼ OF SECTION
22, T.12N, R.19E, M.D.B. & M. AS SHOWN ON THE RECORD OF SURVEY FOR
HIND PROPERTY, RECORDED AS DOCUMENT NO. 49903, DOUGLAS COUNTY
RECORDS. (BEARING: N 89°58'00" E)



 Date 2/13/97

PER NRS 111.312, THIS LEGAL DESCRIPTION
WAS PREVIOUSLY RECORDED AT DOCUMENT
NO. 0413179, Book No. 0597, PAGE NO. 3934
ON MAY 22, 1997.

0413179
BK0597PG3934



DOUGLAS COUNTY

EXHIBIT "C"
LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada,
County of Douglas,, described as follows:

Excepting therefrom all that portion lying within the Northwest
1/4 Section 15 T12N R19E M.D.B.&M. more particularly described
as follows:

COMMENCING at the Northwest corner of Section 15; said point
being the True Point of Beginning; thence North 89°51'51" East,
1177.58 feet; thence South 00°15'36" East, 1620.02 feet; thence
South 89°44'24" West, 1177.46 feet; thence North 00°15'52"
West, 1622.57 feet to the True Point of Beginning.

Said land is also shown as Lot E on that certain Planned Unit
Development 2014-1 for Job's Peak Ranch Unit 1 recorded as
Document No. 415114.

Also excepting therefrom all that portion lying within the
Northwest 1/4 Section 15 T12N R19E, M.D.B.&M. more particularly
described as follows:

COMMENCING at the North 1/4 corner of Section 15; thence South
42°58'59" East, 1630.19 feet to the True Point of Beginning;
thence North 71°13'18" East, 227.00 feet; thence South
00°05'41" East, 708.61 feet; thence North 18°46'42" West,
671.27 feet to the True Point of Beginning.

Said land is also shown as Lot J on that certain Planned Unit
Development 2014-1 for Job's Peak Ranch Unit 1 recorded as
Document No. 415114.

*PER NRS 11.312, THIS LEGAL DESCRIPTION WAS
PREVIOUSLY RECORDED AT DOCUMENT NO. 0427651,
BOOK NO. 1297, PAGE 0830, ON DEC. 3, 1997.*

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'97 DEC -3 AIO:17

0427651

BK 1297 PG 0830

RECORDED
54 PAID



BK- 0206
PG- 4059

0667809 Page: 6 Of 6 02/13/2006