

**DECLARATION OF RESTRICTIONS
MAY DEVELOPMENT**

1. The restrictions, conditions and covenants enumerated herein shall be binding upon all persons owning any lot or lots in the May Development, Carson City, Nevada, for and during the period commencing at the present and expiring on the 1st day of December, 1996, provided; however, that such restrictions, conditions and covenants, or any of them may be amended, supplemented or abolished in any or all particulars by the recordation in the office of the Carson City Recorder of an amendment, supplemental declaration or revocation of said development duly executed and acknowledged by the owners of EIGHTY-NINE PERCENT (89%) of all of the said lots comprising said development, and provided further that such changes, amendments, supplements or abolitions shall be permissible by the Carson City authorities.
2. The conditions, restrictions and covenants herein contained shall bind and inure to the benefit of, and be enforceable by the Declarant, its heirs, executors, administrators, successors in interest and assigns, or by the owner or owners of any lot or lots in said development. Any owner or owners of any of the said lots may institute and prosecute any proceeding at law or in equity against the Declarant or any person, company or other entity violating or threatening to violate any of the conditions, restrictions or covenants herein contained. Any such action may be maintained for the purpose of preventing a violation or to recover damages for a violation, or for both purposes. The failure of the Declarant, its successors or assigns, or any owner of the said lots to enforce any of the conditions, restrictions and covenants herein contained shall in no way be deemed a waiver of right to enforce such conditions, restrictions or covenants thereafter. Nothing herein contained shall be construed as preventing the application of any remedy given by law against a nuisance, public or private. The remedy herein provided shall be in addition to any other remedies now or hereafter provided by law.
3. Any invalidation of any condition, restriction or covenant herein contained by the judgment or order of any court of competent jurisdiction shall in no way affect the validity of the remaining conditions, restrictions and covenants, and said remaining conditions, restrictions and covenants shall continue and remain in full force and effect. Any condition, restriction or covenant so invalidated shall be deemed separable from the remaining conditions, restrictions and covenants herein set forth.
4. No part or portion of any building of any kind shall be constructed or maintained upon any lot of the said development closer than twenty (20) feet from any front or street line, or five (5) feet from any side line of such lot. No part or portion of any building of any kind shall be constructed or maintained closer than ten (10) feet from any back line of any lot.
5. No lot or any part thereof shall be used for, or occupied for a trade or business, except that a person having a profession may occupy a residence on any lot and may have and maintain his office thereon.
6. No lot shall be divided into smaller parts, and there shall not be more than one residence on each lot. It is not intended that the owner of any lot may not rent or lease the dwelling house located thereon, however, these restrictions shall restrict the occupation of any lot to one house only.
7. No swine shall be kept, raised or maintained upon any lot. No livestock or poultry shall be kept or maintained on any lot. However, it is not intended to restrict the owner of any lot from keeping pets, such as cats or dogs or other pets permissible by the authorities of Carson City, Nevada.

-1-

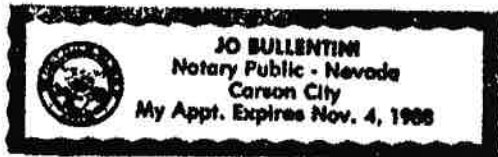
THIS DOCUMENT IS BEING RE-RECORDED FOR THE SOLE PURPOSE OF ATTACHING A LEGAL DESCRIPTION REFERRED TO AS EXHIBIT "A".

000 60318

On May 8, 1987, personally appeared before me, a Notary Public, RAYMOND MAY, ROBERT MAY and MICHAEL OLIVER, who acknowledged to me that they are authorized to execute the above Declaration of Restrictions, and acknowledged that as such they executed the above instrument.

IN WITNESS WHEREOF, I have hereby set my hand and affixed my official stamp on the day and year in this certificate first above written.

(NOTARIAL SEAL)



Jo Bullementini
NOTARY PUBLIC

-3-

P.O. Box 485
Carson City, Nev
89702

FILE RECORD
REQUEST OF
Michael Oliver
'87 MAY -8 PM 126
FILE # 000 58204
CASSIDY
BY *Dependa* DEPUTY
#1000000 000 58204
60318

LINDA E. JOHNSON
ATTORNEY AT LAW
300 WEST SECOND STREET
CARSON CITY, NEVADA 89703
(702) 582-4435

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

WESTSIDE COURT

TABLE OF CONTENTS

DECLARATION AND PROPERTY DESCRIPTION:

10	ARTICLE I	DEFINITIONS	Page 3
11	ARTICLE II	INCORPORATION OF	
12		EXISTING RESTRICTIONS	7
13	ARTICLE III	OCCUPANCY	7
14	ARTICLE IV	ASSOCIATION POWERS	
15		AND DUTIES	8
16	ARTICLE V	MEMBERSHIP AND VOTING	
16		RIGHTS	10
17	ARTICLE VI	PROPERTY RIGHTS	11
18	ARTICLE VII	REPAIR AND RESTORATION	12
19	ARTICLE VIII	ASSESSMENTS AND LIENS	14
20	ARTICLE IX	ARCHITECTURAL CONTROL	19
21	ARTICLE X	RESIDENTIAL RESTRICTIONS	19
22	ARTICLE XI	GENERAL PROVISIONS	23

000 84853

LINDA E. JOHNSON
ATTORNEY AT LAW
300 WEST SECOND STREET
CARSON CITY, NEVADA 89703
(702) 862-4435

DEFINITIONS:

ARTICLE I

Section 1.

General: Unless the context clearly indicates a different meaning therefore, the following words, phrases or terms as hereinafter used in this Declaration (regardless of the tense or person in which the same may be used) shall be deemed to mean and shall be defined as hereinafter described.

Section 2.

Articles: Shall mean the Articles of Incorporation of the Association.

Section 3.

Association: Shall mean and refer to the Westside Court Home Owners Association, a Nevada non-profit corporation, its successors and assigns.

Section 4.

Easement: Shall mean the grant of easement to the Westside Court Home Owners Association recorded the ____ day of _____, in the official records of Carson City, Nevada at File no. _____ Book no. _____ Page no. _____, see attached Exhibit "A".

Section 5.

The Property or Properties: Shall mean "The Property" or "Properties" and refer to all existing properties and additions thereto, as are subject to the Declaration of covenants and Restrictions, hereinafter referred to as the "Declaration" that has been recorded in the Office of the Recorder of Carson City, Nevada, as hereinafter described or any supplemental Declaration under the provisions of Article II of said Declaration of Covenants and Restrictions.

LINDA E. JOHNSON
ATTORNEY AT LAW
100 WEST INDEPENDENT STREET
CARSON CITY, NEVADA 89701
702-633-1135

1
2 **Section 14.**

3 **Real Estate:** Shall mean and refer to the Westside
4 Development Company, a general partnership, its
5 successors and assigns.

6
7 **Section 15.**

8 **Improvements:** Shall mean and refer to all
9 buildings, outbuildings, streets, roads,
10 driveways, parking areas, fences, bridle trails,
11 retaining and other walls, landscaping, light
12 standards, antenna and other structures of any
13 type or kind.

14
15 **Section 16.**

16 **Lot:** Shall mean and refers to any plot of land
17 shown upon any recorded parcel map of the
18 development subject to the recorded easement.

19
20 **Section 17.**

21 **Map:** Shall mean and refer to the maps of the
22 development as they are from time to time
23 recorded.

24
25 **Section 18.**

26 **Declarations:** Shall mean and refer to the
27 Declaration of Covenants, Conditions and
28 Restrictions applicable to "The Properties"
recorded in the Office of the Recorder of Carson
City, Nevada, on the _____ day of _____,
19____, in Book _____, of _____ day of _____,
19____, No. _____, which said Declarant is
hereby incorporated by reference as if set forth
in full herein.

29
30 **Section 19.**

31 **Individual Residences:** Shall mean living
32 facilities for a single family, containing living
33 quarters, kitchen and bath facilities and patios
34 and garages, being part of a residence building,
35 and conveyed to an owner in fee.

36
37 **Section 20.**

38 **Community Facilities:** Shall mean all facilities
set forth in the easement and including drive-
ways, walks, parking areas, sewers, electrical,
water, gas, telephone and television services and

LINDA E. JOHNSON
ATTORNEY AT LAW
300 WEST SECOND STREET
CARSON CITY, NEVADA 89703
(702) 882-4435

1 **Section 28.**

2 **Services:** Shall mean water, trash pickup, sewer
3 use fee, if any, and like services whether or not
4 provided or supplies by a public company.

5 **Section 29.**

6 **Voting Power:** Shall mean the voting membership
7 of Class A and Class B members of the
8 Association.

9 **INCORPORATION OF EXISTING RESTRICTIONS**

ARTICLE II

10 **Section 1.**

11 **Incorporation of Restrictions:** If all or any
12 portion of subject property has any conditions or
13 restrictions of use by an instrument or
14 instruments recorded prior to the recording of
15 this Declaration of Covenants, Conditions and
16 Restrictions then the Association and each member
17 shall abide by any such conditions or
18 restrictions.

19 **OCCUPANCY**

ARTICLE III

20 **Section 1.**

21 **Occupancy Conduct:** (a) An Owner shall not
22 interfere with rights of other Owners, the
23 Association, or the declarant, nor intentionally
24 or unintentionally annoy any such or any of the
25 occupants of subject property by unreasonable
26 noises, offensive odors, improper neighborly
27 conduct or otherwise.

28 (b) An Owner shall obey and comply with all
public laws, ordinances, rules and regulations
and all ground rules now and hereafter
promulgated as provided for by the Association
and in this Declaration. No Owner shall do or
allow to be done any act which causes or
threatens to cause any damage, encroachment, or
disrepair to the subject property, community,
facilities, any party wall, any residence
building or individual residence lot of any other
owner.

LINDA E. JOHNSON
ATTORNEY AT LAW
300 WEST SECOND STREET
CARSON CITY, NEVADA 89706
(702) 682-4435

1 **Section 4.**

2 **Association Operating Expenses:** The Association
3 shall establish such committees as may be
4 provided for in its By-Laws, shall engage a
5 manager, secretaries, engineers auditors, legal
6 counsel and other employees or consultants as may
7 be reasonably necessary for the discharge of its
8 duties hereunder, The expenses for the
committees, the salaries of a manager and other
employees, and the fees of consultants, shall be
established and paid for by the Association. The
Association shall pay all other expenses
necessary or incidental to the conduct or
carrying on of its business.

9 **Section 5.**

10 **Association Enforcement:** The Association shall
11 have the duty to enforce each and every of the
12 provisions of this Declaration, including the
13 duty to commence and maintain an action to enjoin
any breach or threatened breach of any of the
provisions hereof, and to pay all costs of any
such action or other enforcement procedure.

14 **Section 6.**

15 **Association Taxes, Assessments Taxes, Assessments**
16 **and Insurance:** (a) Each owner shall be obliged
17 pay the taxes or assessments, assessed by the
18 Carson City Assessor against his own resident
19 lot, or personal property. Each Owner shall be
20 obligated to pay an assessment by the Association
21 for the portion of any Taxes or assessments
22 assessed by the Carson City Assessor against the
entire subdivided property or any part of the
common usage area, such payment to be made to the
Association at least thirty(30) days prior to
delinquency of such tax or assessment. The
association shall then reimburse the owners for
the real property to which they have paid.

23 (b) The Association shall be obligated to
24 purchase and carry insurance coverage necessary
25 for full and maximum protection for the common
26 usage area, with improvements appurtenants
27 thereon. Owner shall be obligated to purchase
and carry fire and property damage insurance on
his lot and his individual residence and, if
desired to insure his personal property therein
or thereon. Evidence and proof of such coverage
shall be furnished to the Association.

LINDA E. JOHNSON
ATTORNEY AT LAW
300 WEST SECOND STREET
CARSON CITY, NEVADA 89703
(702) 682-4435

1 ~~Class B~~ The Class B member(s) shall be the
2 Declarant and shall be entitled to three (3)
3 votes for each Lot owned by Declarant. the Class
4 B membership shall cease and be converted to
5 Class A membership on the happening of either of
6 the following events, whichever occurs earlier:

7 (a) When the total votes outstanding in the Class
8 A membership equal the total outstanding in the
9 Class B membership, or (b) On December 31, 1993.

10 **Section 3.**

11 Proxy Valid: Any Class A or Class B member may
12 authorize proxy to vote on his behalf, but said
13 authorization must be in writing.

14 **PROPERTY RIGHTS:**

ARTICLE VI

15 **Section 1.**

16 Owners Easement of Enjoyment: Every Owner shall
17 have a right and easement of enjoyment in and to
18 the common usage area which shall be appurtenant
19 to and shall pass with the title to every Lot.

20 **Section 2.**

21 Delegation of Use: Any Owner may delegate, in
22 accordance with the By-Laws, his rights of enjoy-
23 ment to the common usage area and facilities to
24 the members of his family, his tenants, or
25 contract purchases who reside on the property;
26 however, the Owner shall be responsible to the
27 Association for the acts of anyone that he may so
28 delegate his rights of enjoyment to his property
or to the common usage area and have the
responsibility with regard to rules and
regulations. Such member shall notify the
Association Secretary in writing of the name of
any such agreement.

Section 3.

Utility Easement: All of the land contained and
described herein shall be subject to right-of-way
easement for utilities installation and
maintenance thereof required for the development
of said property including, but not limited to,
gas, water, sewer, drainage pipes for poles,
anchors and guys for conductor wire and conduit
for electrical and telephone service. This
right-of-way for a particular purpose shall in no

LINDA E. JOHNSON
ATTORNEY AT LAW
500 WEST SECOND STREET
CARSON CITY, NEVADA 89703
(702) 883-4435

1 **Section 4.**

2 **Community Facilities, Repair and Restoration:**
3 Should any community facilities or any part or
4 portion thereof, or any foundations or footings
5 of a residence building be damaged or destroyed
6 by fire or other casualty or by intentional
7 mischief, the Association shall be responsible
8 for the cost and expense of repair and
restoration, and same shall be done substantially
in accordance with the original plans and
specifications for the improvement of subject
property which are on file with the Building
Department of Carson City, Nevada.

9 **Section 5.**

10 **Timing and Completion, Repair and Restoration:**
11 The repair and restoration work referred to in
12 this Article shall be commenced within thirty
13 (30) days after the happening of the destruction
14 or damage occasioning the same, time being the
15 essence, and once commenced the same shall be
16 pursued diligently to completion; and should the
17 same not be timely commenced, the Association
18 may, by notice to the responsible party, elect to
repair or restore the same, or cause the same to
be repaired or restored on behalf of and at the
cost and expense of the responsible party or
parties. The cost and expense of the repair and
restoration performed hereunder shall be
chargeable in the amount due each residence to
the Owner of that residence, and all such charges
shall become a lien and be collectible as
hereinafter provided by Article IX, Section 4.

19 **Section 6.**

20 **Approval of Plans, Repair and Restoration:** No
21 work provided for in this Article or elsewhere in
22 this Declaration shall be commenced and no
23 structure shall be painted or repainted on the
24 exterior thereof or constructed, altered or
25 repaired until complete plans and specifications
for the work, including color schemes, shall have
been submitted to and approved by the Association
and by any governmental body having jurisdiction
over the work.

26 **Section 7.**

27 **Acceptable Completion, Repair and Restoration:**
28 No work on subject property which requires the
approval of the Association pursuant to this

LIVELLE MORRISON
ATTORNEY AT LAW
308 WEST SECOND STREET
CARSON CITY, NEVADA 89703
(702) 462-4835

promote the recreation, health, safety, and welfare of the residents for the improvement and maintenance of the grounds to include the cost of the sprinklers and maintenance of landscaping in the perimeter and common usage areas.

Section 3.

Maximum Annual Assessments: Until January 1 of the year immediately following the conveyance of the first lot to an Owner, the maximum annual assessment shall be \$100. per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above \$100.00 by a unanimous vote of each class of members who voting in person or by proxy, at a meeting duly called for this purpose.

(b) However, any annual assessment must always be sufficient for maintenance of the property of the improvements thereon including landscaping, sprinkler systems, fences, sidewalks, curbs, walkways, gutters, sewers and the stone building.

(c) The Board of Directors may fix the annual assessment in amounts not in excess of the maximum.

Section 4.

Special Assessments: In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement, of a capital improvement upon the common usage areas, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the voting power.

In addition, the Association shall have the authority to establish and fix a special assessment on any residence site to secure the liability of the owner of such residence site to the Association for any breach by such Owner of any of the provisions of this Declaration, which breach shall require an expenditure by the Association for repair or remedy. Any special assessment shall become a lien against each

LIVELY E. JOHNSON
ATTORNEY AT LAW
100 WEST SECOND STREET
CARSON CITY, NEVADA 89701
(702) 652-4411

certificate signed by an Officer of the Association setting forth whether the assessments on a specified lot have been paid.

Section 8.

Collection of Non-Payment: Any or part of the annual or special assessment not paid within thirty (30) days after due date shall bear interest from the due date at a rate of 10% per annum, on all unpaid balances. The Association shall be obligated and have the authority to place a lien against the Owner delinquent more than 30 days from the due date of assessment. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the common usage area, or abandonment of his Lot.

Section 9.

Subordination of Lien to Mortgage: The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to mortgage foreclosure or any proceeding in lien thereof, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. The Association may assume the mortgage on any Individual Residence or Lot for the protection of their lien prior to foreclosure sale should the Board of Directors so desire. Said Lot shall then be sold or rented as to the best interest of the Association. No sale or transfer shall relieve such Lot from liability for any assessments thereafter becoming due or from the lien thereof.

The Association may still sue the Owner personally for the amount of the assessment in arrears and recover costs and reasonable attorney's fees incurred in said suit.

(a) All real property taxes or other assessments on the real property described in the easement and more commonly referred to herein as the common usage area, shall be paid by the individual parcel owner as assessed by Carson City Assessors Office. Thereafter each parcel

LUREN E. JENSEN
ATTORNEY AT LAW
300 WEST SECOND STREET
CARSON CITY, NEVADA 89703
(702) 883-4433

1 shall any accessory building or temporary
2 structure or trailer or tent, ever be used for
3 human occupancy or habitation except such guest
4 houses or servants quarters as may be approved in
writing by the Committee. Unattached accessory
outbuildings may be constructed only as may be
approved in writing by the Committee.

5 Section 2.

6 ~~Fences:~~ There shall be no fences or walls over
7 four (4) feet in height anywhere within the
8 development without Committee approval and shall
9 be limited to wood type materials and be
10 consistent with the architectural design of the
11 project. There shall be no chain link, woven
12 wire or any type of wire fence within the
13 development except for back yard pet enclosures
14 and then said chain link, woven wire or other
15 wire fence shall be not observable from the
16 common usage area. All fences and walls shall be
approved by the Committee prior to installation
and detailed plans therefore shall be submitted
to the Committee as in case of other structures.
Nothing herein contained shall prevent necessary
erection of retaining walls required by
topography and approve by the Committee.
Security boundary fences or decorative fences
within the development shall not be removed,
tamped with, painted, altered or injured in any
way. Said fences shall at all times be
maintained by the Association as required.

17 Section 3.

18 ~~Nuisances:~~ No noxious or offensive activities or
19 nuisances shall be permitted on any lot or parcel
20 in the development.

21 No refuse, unsightly or abandoned vehicles,
22 debris materials not for immediate use, compost
23 materials and similar matter shall be permitted
24 on any lot or portion thereof. It is incumbent
upon all property owners to maintain their lots
and yards in a neat, orderly and well-groomed
manner, whether said lots are vacant or improved.

25 Section 4.

26 ~~Animals:~~ No animals shall be kept or maintained
27 on any lot except the usual household pets not
28 kept for commercial purpose which shall be kept
confined to the fences side yards unless under
the owners control. Household pets shall not

LINDA E. JOHNSON
ATTORNEY AT LAW
300 WEST SECOND STREET
CARSON CITY, NEVADA 89703
(702) 882-4435

trailer shall be parked within the development for more than forty-eight (48) consecutive hours nor for more than five (5) days in a thirty (30) day consecutive period unless kept within a fully enclosed roofed garage so as not visible from any street, lot, parcel or common usage area. The intent of this paragraph is to allow only for loading and unloading such vehicles within the development unless kept in a garage as aforesaid or if R.V. is completely visually enclosed.

Section 9.

Defacing or Removing of Common Usage Area Improvements: No tree, shrub, plant or improvement within a common usage area shall be removed.

Section 10.

Limited Access: There shall be no access to any lot or parcel on the perimeter of the development except as provided for in the easement.

Section 11.

Operation of Motor Vehicles: Except as to authorized maintenance vehicles, no motorized vehicle shall be operated in any area within the development except on a street or driveway. No dirt bikes are to be operated in area of development. All speed limit and other traffic control signs erected within the development shall be observed at all times.

Section 12.

No Commercial Enterprise. No business or commercial enterprise shall be performed or conducted upon any lot or within any dwelling or outbuilding within the development except for construction and sale activities directly related to and during the development stage of the development. Permission for any temporary construction or sales facility must be approved in writing by Declarant and may be revoked at any time by Declarant. Nothing herein contained shall be construed as preventing the construction of improvements within the development approved by the Committee. Home occupation shall be allowed as per City Ordinance.

LINDA E. JOHNSON
ATTORNEY AT LAW
300 WEST SECOND STREET
CARSON CITY, NEVADA 89702
(702) 882-4433

no event be deemed a waiver of the right to do so thereafter.

Section 2.

Severability: Invalidity 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.

Section 3.

Amendment: The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first five (5) year period by an instrument signed by one hundred percent (100%) of the Lot Owners, and thereafter by an instrument signed by not less than two thirds (2/3) of the Lot Owners. Any amendment of the Conditions, Covenants and Restrictions herein must be recorded.

Section 4.

Gender: All references to the male gender shall apply equally to those of the female gender.

IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal this 2nd day of JANUARY, 1990. Time: 5:00 PM

WESTSIDE DEVELOPMENT COMPANY, a Nevada General Partnership

By: [Signature]

Its: Attorney in Fact
[Signature]

This is to certify that the microphotographs appearing on this film are accurate and complete reproductions of the original document.
DATE 11/11/77 CAMERA OPERATOR

DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS

WESTSIDE COURT HOMEOWNERS ASSOCIATION

A Nevada Non-Profit Corporation

TABLE OF CONTENTS

DECLARATION AND PROPERTY DESCRIPTION:

ARTICLE I	DEFINITIONS	Page 3
ARTICLE II	INCORPORATION OF EXISTING RESTRICTIONS	7
ARTICLE III	OCCUPANCY	7
ARTICLE IV	ASSOCIATION POWERS AND DUTIES	8
ARTICLE V	MEMBERSHIP AND VOTING RIGHTS	10
ARTICLE VI	PROPERTY RIGHTS	11
ARTICLE VII	REPAIR AND RESTORATION	12
ARTICLE VIII	ASSESSMENTS AND LIENS	15
ARTICLE IX	ARCHITECTURAL CONTROL	19
ARTICLE X	RESIDENTIAL RESTRICTIONS	19
ARTICLE XI	GENERAL PROVISIONS	23

113.00

This is to certify that the microphotographs appearing on this film are accurate and complete reproductions of the original documents.

to the following easement, 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 rights, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

DEFINITIONS:

ARTICLE X

Section 1.

General: Unless the context clearly indicates a different meaning therefore, the following words, phrases or terms as hereinafter used in this Declaration (regardless of the tense or person in which the same may be used) shall be deemed to mean and shall be defined as hereinafter described.

Section 2.

Articles: Shall mean the Articles of Incorporation of the Association.

Section 3.

Association: Shall mean and refer to the Westside Court Home Owners Association, a Nevada non-profit corporation, its successors and assigns.

Section 4.

Easement: Shall mean the grant of easement to the Westside Court Home Owners Association recorded the concurrent in the official records of Carson City, Nevada, with the document herein. (See attached Exhibit "A".)

Section 5.

The Property or Properties: Shall mean "The Property" or "Properties" and refer to all existing properties and additions thereto, as are subject to the Declaration of covenants and Restrictions, hereinafter

This is to certify that the microphotographs appearing on this film are accurate and complete reproductions of the original document.
DATE 4/11/77
CAMERA OPERATOR

situated upon the "Properties," including contract sellers, but notwithstanding any applicable theory of mortgage, shall not mean or refer to the mortgages, unless and until such mortgage has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

Section 14.

Declarant Shall mean and refer to the Westside Court Homeowners Association, a Nevada non-profit corporation and MARLENE HANNAFIN, ARTHUR HANNAFIN, RUTH WHITNEY, DAVID WHITNEY, SHIRLEY VERVERKA, CHARLES VERVERKA, ELIZABETH JACK, WAYNE CHIMARUSTI and SALLY CHIMARUSTI, their successors and assigns.

Section 15.

Improvements Shall mean and refer to all buildings, outbuildings, streets, roads, driveways, parking areas, fences, bridge trails, retaining and other walls, landscaping, light standards, antenna and other structures of any type or kind.

Section 16.

Lot Shall mean and refers to any plot of land shown upon any recorded parcel map of the development subject to the recorded easement.

Section 17.

Map Shall mean and refer to the maps of the development as they are from time to time recorded.

Section 18.

Declaration Shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to "The Properties" recorded in the Office of the Recorder of Carson City, Nevada, as herein set forth, which said Declarant is hereby incorporated by reference as if set forth in full herein.

Section 19.

Individual Residence Shall mean living facilities for a single family, containing living quarters, kitchen and bath facilities

This is to certify that the microphotographs appearing on this film are accurate and complete reproductions of the original document.
DATE 11/12/1977
CAMERAMAN OPERATOR

Section 26.

Structural Shall mean any and every improvement in, on, under or upon subject property or in the public parkways adjacent thereto.

Section 27.

Utilities Shall mean electric power, gas telephone, television cable and like services whether or not provided or supplied by a public company.

Section 28.

Services Shall mean water, trash pickup, sewer use fee, if any, and like services whether or not provided or supplied by a public company.

Section 29.

Voting Power Shall mean the voting membership of Class A and Class 7 members of the Association.

INCORPORATION OF EXISTING RESTRICTIONS

ARTICLE II

Section 1.

Incorporation of Restrictions If all or any portion of subject property has any conditions or restrictions of use by an instrument or instruments recorded prior to the recording of this Declaration of Covenants, Conditions and Restrictions then the Association and each member shall abide by any such conditions or restrictions.

ARTICLE III

OCCUPANCY

Section 1.

Occupancy Conduct (a) An Owner shall not interfere with rights of other Owners, the Association, or the declarant, nor intentionally or unintentionally annoy any such or any of the occupants of subject property by unreasonable noises, offensive odors, improper neighborly conduct or otherwise.

113849

This is to certify that the microphotographs appearing on this film are accurate and complete reproductions of the original document.

maintenance purposes, shall have the right to enter upon the exterior of any residence building or lot for the performance of maintenance, but they shall not have the right to enter a residence unit without permission of the owner of such residence unit except in the case of emergencies, deemed necessary by the Association to protect the health, welfare, safety or environment of the Association or its members.

Section

4.

Association Operating Expenses: The Association shall establish such committees as may be provided for in its By-Laws, shall engage a manager, secretaries, engineers, auditors, legal counsel, and other employees or consultants as may be reasonably necessary for the discharge of its duties hereunder. The expenses for the committees, the salaries of a manager and other employees, and the fees of consultants, shall be established and paid for by the Association. The Association shall pay all other expenses necessary or incidental to the conduct or carrying on of its business.

Section

5.

Association Enforcement: The Association shall have the duty to enforce each and every of the provisions of this Declaration, including the duty to commence and maintain an action to enjoin any breach or threatened breach of any of the provisions hereof, and to pay all costs of any such action or other enforcement procedure.

Section

6.

Association Taxes, Assessments, Taxes, Assessments and Insurance: (a) Each owner shall be obliged to pay the taxes or assessments, assessed by the Carson City Assessor against his own resident lot, or personal property. Each Owner shall be obligated to pay an assessment by the Association for the portion of any Taxes or assessments assessed by the Carson City Assessor against the entire subdivided property or any part of the common usage area, such payment to be made to the Association at least thirty (30) days prior to delinquency of such tax or assessment.

This is to certify that the microphotographs appearing on this film are accurate and complete reproductions of the original document.

Section 2.

Voting Rights: The Association shall have two classes of voting membership:

CLASS A. Class A members shall be all Owners with the exception of the Declarant and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot.

CLASS B. The Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned by Declarant. the Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) When the total votes outstanding in the Class A membership equal the total outstanding in the Class B membership, or (b) On December 31, 1993.

Section 3.

Proxy Valid: Any Class A or Class B member may authorize proxy to vote on his behalf, but said authorization must be in writing.

PROPERTY RIGHTS:

ARTICLE VI

Section 1.

Owners Easement of Enjoyment: Every Owner shall have a right and easement of enjoyment in and to the common usage area which shall be appurtenant to and shall pass with the title to every Lot.

Section 2.

Delegation of Use: Any Owner may delegate, in accordance with the By-Laws, his rights of enjoyment to the common usage area and facilities to the members of his family, his tenants, or contract purchases who reside on the property; however, the Owner shall be responsible to the Association for the acts of anyone that he may so delegate his rights of enjoyment to his property or to the common

This is to certify that the microphotographs appearing on this film are accurate and complete reproductions of the original document.
DATE 11/11/77 CAMERA OPERATOR

his unit, his drive way and/or patio, the association may have the work completed at a reasonable price and then assess the individual, in accordance with Article VIII of the document herein.

Section 3.

More Than One Individual Residence: Repair and Restoration: Should more than one individual residence or any part thereof including windows, be damaged or destroyed by fire or other casualty or by intentional mischief, the Owners of each of the residence sites upon which such damage or destruction has occurred shall bear the cost of the same proportionately based upon the nature and extent of the same as it affects the individual residence of each such Owner.

Section 4.

Community Facilities, Repair and Restoration: Should any community facilities or any part or portion thereof, be damaged or destroyed by fire or other casualty or by intentional mischief, the Association shall be responsible for the cost and expense of repair and restoration, and same shall be done substantially in accordance with the original plans and specifications for the improvement of subject property which are on file with the Building Department of Carson City, Nevada.

Section 5.

Timing and Completion, Repair and Restoration: The repair and restoration work referred to in this Article shall be commenced within thirty (30) days after the happening of the destruction or damage occasioning the same, time being the essence, and once commenced the same shall be pursued diligently to completion; and should the same not be timely commenced, the Association may, by notice to the responsible party, elect to repair or restore the same, or cause the same to be repaired or restored on behalf of and at the cost and expense of the responsible party or parties. The cost and expense of the repair and restoration performed hereunder shall be chargeable in the amount

ASSESSMENTS AND LIENS

ARTICLE VIII

Section 1.

Owner obligation of assessments: The Declarant, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenants and agree to pay to the Association:

(1) Annual Assessments or Charges; and,

(2) Special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. A delinquent assessment will subject the condominium unit to foreclosure pursuant to the Nevada Revised Statutes.

Section 2.

Purpose of Assessments: The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents for the improvement and maintenance of the grounds to include the cost of the sprinklers and maintenance of landscaping in the perimeter and common usage areas.

Section 3.

Maximum Annual Assessments: Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be \$100.00 per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased above \$100.00 by a unanimous vote of each class of members who voting in person or by proxy, at a meeting duly called for this purpose.

This is to certify that the microphotographs appearing on this film are accurate and complete reproductions of the original documents.
DATE 11/11/77
CAMERA OPERATOR

of membership, shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than 60 days following the preceding meeting.

Section 6.

Equitable Rate of Assessments. Both annual and special assessments must be fixed at an equitable rate for all lots and may be collected on a monthly basis. Special assessments levied against Individual Residences and lots as authorized under Section 4 shall herewith be excluded under equitable rate.

Section 7.

Annual Assessment Due Dates. The annual assessments provided for herein shall commence as to all lots on the first day of the month following the conveyance of the common usage area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an Officer of the Association setting forth whether the assessments on a specified lot have been paid.

Section 8.

Collection of Non-Payments. Any or part of the annual or special assessment not paid within thirty (30) days after due date shall bear interest from the due date at a rate of 12% per annum, on all unpaid balances. The Association shall be obligated and have the authority to place a lien against the Owner delinquent more than 30 days from the due date of assessment. The Association may

This is to certify that the microphotographs appearing on this film are accurate and complete reproductions of the original documents.
DATE: 11/11/77
CAMERA OPERATOR: [Signature]

ARCHITECTURAL CONTROLS

ARTICLE II

Section 1.

Architectural. No building, fence, wall, deck or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to harmony of external design and location in relation to surrounding structures and topography by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board. In the event said Board, or its designated committee fails to approve or disapprove such designs and location within thirty (30) days after said plans and specifications have been submitted to it, approval will not be required and this Article will be deemed to have fully complied with.

RESIDENTIAL RESTRICTIONS:

ARTICLE X

The following shall be applicable to all lots and parcels within that portion of the development

described in herein above designated for single family dwelling, and each owner, as to his lot or parcel, covenants to observe and perform the same.

Section 1.

Accessory Outbuildings: No accessory outbuildings (e.g. garages or sheds) shall be erected on any lot or parcel prior to the erection thereon of a dwelling. In no event shall any accessory building or temporary structure or trailer or tent, ever be used for human occupancy or habitation except such guest houses or servants quarters as may be approved in writing by the Committee. Unattached accessory outbuildings may be constructed only as may be approved in writing by the Committee.

113849

Section 5.

Garbage and Refuse Disposal: There shall be no exterior burning of trash, garbage or other like household refuse without a permit from the Committee, nor shall any owner accumulate on his lot junked or unsightly vehicles or litter, refuse or garbage, except in receptacles provided for such purpose.

Section 6.

Concealment of Fuel Storage Tanks and Trash Receptacles: Fuel storage tanks on any lots shall be buried below the surface of the ground. Every receptacle for ashes, trash, rubbish or garbage shall be installed underground or be so placed and kept as not to be visible from any street, lot, parcel or common usage area within the development except at the time when refuse collections are made.

Section 7.

Air Conditioning Units and Antennas: No air conditioning unit, evaporative cooler, or other object other than a television or radio antenna shall be placed upon or above the roof of any dwelling or other building except and unless the same is architecturally concealed from view pursuant to plans submitted to and approved by the Committee, and then only where in the sole determination of the Committee the same is not aesthetically objectionable, and is otherwise in conformity with the over-all development of the community. Radio transmitting and receiving antennas for short wave or ham radio installations will not be installed on any lot or parcel without the express written permission of the Committee. Television antennas will be allowed, however, if the height does not exceed ten (10) feet above the highest point of the roof line. There will not be antennas allowed when cable TV is available.

Section 8.

Travel Trailers, Motor Homes and Boat Storage: No travel trailer, motor homes (R.V.) or boat trailer shall be parked within the development for more than forty-eight (48) consecutive hours nor for more than five

Section 13.

Temporary Structures. No temporary structure of any form or type shall be permitted on any lot or parcel except during construction of a specific unit on that lot or parcel.

Section 14.

Peaceful Enjoyment. No use or any lot or structure within the development shall annoy or adversely affect the use, value, occupation and enjoyment of adjoining property or the general neighborhood. Final determination within these bounds shall be left to the decision of the Association.

Section 15.

Excavation. No excavation for minerals, stone, gravel or earth shall be made upon any lot other than excavation for necessary construction purposed relating to main dwelling units, retaining walls, outbuildings and for the purpose of contouring, shaping, landscaping, erection of permitted fencing generally improving any lot. Land clearing shall occur only at a time of excavation and be limited to the specific building sites and driveway easement maintaining as much of the natural environment as possible.

Section 16.

No Commercial Leasing. No owner of any lots shall participate in any plan or scheme for the rental of the improvements on such lot, nor shall any such lot be operated as a commercial venture. Nothing in this paragraph shall prevent an owner of a lot from renting the lot and improvements thereon during periods of such owner's abuse.

GENERAL PROVISIONS:

ARTICLE XI

Section 1.

Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any Owner to enforce

ROTH WHITNEY

Ruth Whitney

DAVID WHITNEY

David Whitney

SHIRLEE VEVERKA

Shirlee B Veverka

CHARLES VEVERKA

Charles Veverka

ELIZABETH JACK

Elizabeth Jack

WAYNE S. CHIMARUSTI

Wayne S. Chimarusti

SALLY CHIMARUSTI

Sally Chimarusti

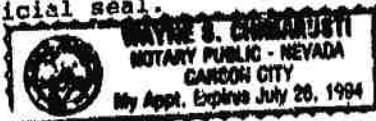
STATE OF NEVADA)

: ss.

CARSON CITY)

On the 7 day of April, 1991, personally appeared before me, a Notary Public, Charles Veverka who acknowledged to me that he is the PRES. of WESTSIDE COURT HOMEOWNERS ASSOCIATION, a Non-Profit Corporation, and is known to me to be the person who executed the foregoing instrument on behalf of said corporation freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Wayne S. Chimarusti
Notary Public

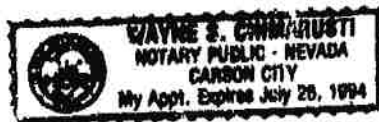
STATE OF NEVADA)

: ss.

CARSON CITY)

On the 7 day of April, 1991, before me, a Notary Public, personally appeared ARTHUR HANNAFIN, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

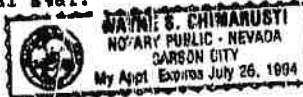


Wayne S. Chimarusti
Notary Public

STATE OF NEVADA)
) ss.
CARSON CITY)

On the 4 day of April, 1991, before me, a Notary Public, personally appeared SHIRLEE VEVERKA, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

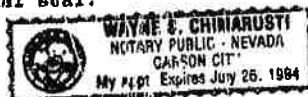


Wayne S. Chinarusti
Notary Public

STATE OF NEVADA)
) ss.
CARSON CITY)

On the 4 day of April, 1991, before me, a Notary Public, personally appeared CHARLES VEVERKA, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

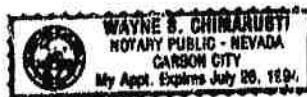


Wayne S. Chinarusti
Notary Public

STATE OF NEVADA)
) ss.
CARSON CITY)

On the 4 day of April, 1991, before me, a Notary Public, personally appeared ELIZABETH JACK, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Wayne S. Chinarusti
Notary Public

****THIS DOCUMENT IS BEING RE-RECORDED TO SHOW THE ACKNOWLEDGEMENT OF ROBERT W. DAUTERMAN AND LORNA G. DAUTERMAN ON THE CONSENT OF MEMBERS SIGNATURE PAGE

APNs: 03-233-02; 03-233-03; 03-233-04; 03-233-06; 03-233-09; 03-233-10

PARTY WALL AGREEMENT

THIS PARTY WALL AGREEMENT is made this 31 day of July, 2002, by and between CHARLES F. VEVERKA and SHIRLEE B. VEVERKA (Veverka), and WESTSIDE COURT HOMEOWNERS ASSOCIATION, a Nevada non-profit corporation (the Association).

RECITALS

A. Veverka is the owner of a single family residence located at 533 West Caroline Street, Carson City, Nevada (Assessor's Parcel Number 3-233-06), more particularly described in Exhibit A.

B. The Association is the owner of the beneficial interest in an easement on and over portions of certain parcels of real property in Carson City, Nevada commonly known as 533 West Caroline Street (APN 03-233-06), 650 North Minnesota Street (APN 03-233-09), 502 West Robinson Street (APN 03-233-04), 510 West Robinson Street (APN 03-233-03), and 514 West Robinson Street (APN 03-233-02), all more particularly described in Exhibits A through E, which said easement is more particularly described in that certain Grant of Easement dated April 8, 1991, recorded on April 9, 1991, in the Official Records of the Carson City Recorder as Document Number 113848.

C. Veverka, Arthur A. Hannafin, Marlene S. Hannafin, Robert W. Dauterman, Lorna G. Dauterman, Elizabeth A. Jack, Sally Ann Chimarusti, and Wayne S. Chimarusti, are all members of the Association.

D. A 15 by 21 foot stone building is located on the property owned by Veverka, which is attached to the Veverka residence. A drawing of the building is attached hereto as Exhibit F. There is a dividing wall between the south portion and the north portion of the stone building, which forms a common boundary between the north and south portions of the stone building.

E. The Association's easement described above includes the south portion of the stone building, the area of which is 8 feet 1½ inches by 15 feet 0 inches. Use of the north portion, the area of which is 12 feet 10½ inches by 15 feet 0 inches, was conveyed by the Association or its predecessors to Veverka for Veverka's exclusive use. The north-south dimensions of the south portion of the stone building are measured from the middle of the dividing wall to the exterior of the south wall, and from the exterior of the east wall to the exterior of the west wall. The north-south dimensions of the north portion of the stone building are measured from the middle of the dividing wall to the

WAYNE S. CHIMARUSTI, ESQ.
300 West Second Street
Carson City, NV 89703
(775) 885-9066

1

283883

~~281663~~

IV. DURATION AND EFFECT OF AGREEMENT:

This Agreement shall be perpetual in effect, and the covenants contained in this Agreement shall run with all of the parcels of land above-described and shall bind the respective parties to this Agreement, and their heirs, legal representatives and assigns, but this Agreement shall not operate to convey to any party the fee to any part of the land owned or to be acquired by any other party, the creation of party wall rights and obligations being the sole purpose of this Agreement.

V. INDEPENDENT COUNSEL:

This Agreement was prepared by WAYNE S. CHIMARUSTI, ESQ., at the request of the Association. Inasmuch as Wayne S. Chimarusti is also a member of the Association, each party acknowledges that there is a potential conflict of interest. Veverka, the Association, and each other member of the Association hereby acknowledge that they have been advised to seek independent counsel regarding the terms, conditions and effects of this Agreement. Veverka, the Association, and each other member of the Association represent that they are fully informed and understand the meaning and legal effect of the terms and conditions set forth herein, and have made such independent determination and investigation regarding this Agreement as they deem necessary.

IN WITNESS WHEREOF the parties have signed this Agreement as of the date above-written.

VEVERKA:


CHARLES F. VEVERKA


SHIRLEE B. VEVERKA

THE ASSOCIATION:

WESTSIDE COURT HOMEOWNERS
ASSOCIATION, a Nevada non profit
corporation

By: 
SALLY A. CHIMARUSTI, President

By: 
SHIRLEE B. VEVERKA, Secretary

By: 
ARTHUR A. HANNAFIN, Treasurer

WAYNE S. CHIMARUSTI, ESQ.
300 West Second Street
Carson City, NV 89703
(775) 885-9066

3

283883

~~281663~~

CONSENT OF MEMBERS

The following members of WESTSIDE COURT HOMEOWNERS ASSOCIATION, a Nevada non-profit corporation, hereby consent to the terms of the foregoing Party Wall Agreement.

DATED: SEPT 16, 2002.

Robert W Dauterman
ROBERT W. DAUTERMAN

DATED: 9/16/02, 2002.

Lorna Dauterman
LORNA G. DAUTERMAN

DATED: July 30, 2002, 2002.

Marlene S Hannafin
MARLENE S. HANNAFIN

DATED: 31 July 2002, 2002.

Elizabeth A Jack
ELIZABETH A. JACK

DATED: 30 July, 2002.

Charles F Veverka
CHARLES F. VEVERKA

DATED: July 30, 2002.

Wayne S Chimarusti
WAYNE S. CHIMARUSTI

WAYNE S. CHIMARUSTI, ESQ.
300 West Second Street
Carson City, NV 89703
(775) 885-9066

5
283883
~~281663~~

EXHIBIT B
TO THE PARTY WALL AGREEMENT BY AND BETWEEN
CHARLES F. VEVERKA and SHIRLEE B. VEVERKA,
and WESTSIDE COURT HOMEOWNERS ASSOCIATION,
a Nevada non-profit corporation

Legal Description of Property Owned by
ARTHUR A. HANNAFIN and MARLENE S. HANNAFIN

All that real property situate in Carson City, State of Nevada, commonly known as 650 North Minnesota Street, more particularly described as follows:

Commencing at the northeast corner of Block 61 as shown on that recorded Parcel Map for Westside Development Co., Map No. 1450, File No. 58236, thence south 67.00 feet; thence West 84.95 feet; thence North 67.00 feet; thence East 85.00 feet to the point of beginning.

Reference is hereby made to that certain lot line adjustment recorded on November 20, 2989, in the office of the Carson City Recorder, State of Nevada, as Document No. 93206, Official Records.

Subject however to an easement over that portion of said land granted to the Westside Court Homeowners Association, a Nevada General Partnership, in grant of Easement recorded on September 28, 1990, as File No. 106428, Official Records.

APN 03-233-09

This legal description is taken from that certain Grant, Bargain, Sale Deed recorded in Carson City, Nevada, on November 26, 1990, as File Number 108376.

EXHIBIT D
TO THE PARTY WALL AGREEMENT BY AND BETWEEN
CHARLES F. VEVERKA and SHIRLEE B. VEVERKA,
And WESTSIDE COURT HOMEOWNERS ASSOCIATION,
a Nevada non-profit corporation

Legal Description of Property Owned by
ELIZABETH A. JACK

All that real property situate in Carson City, State of Nevada, commonly known as 510 West Robinson Street, more particularly described as follows:

A portion of Block 61 of Proctor and Green Addition, more particularly described as follows:

Parcel 2 of Parcel Map No. 1355 for Westside Development Company, filed in the office of the Carson City Recorder, State of Nevada on February 3, 1987, as File No. 54616.

APN 03-233-03

This legal description is taken from that certain Grant, Bargain, Sale Deed recorded in Carson City, Nevada, on January 22, 1990, as File Number 95486.

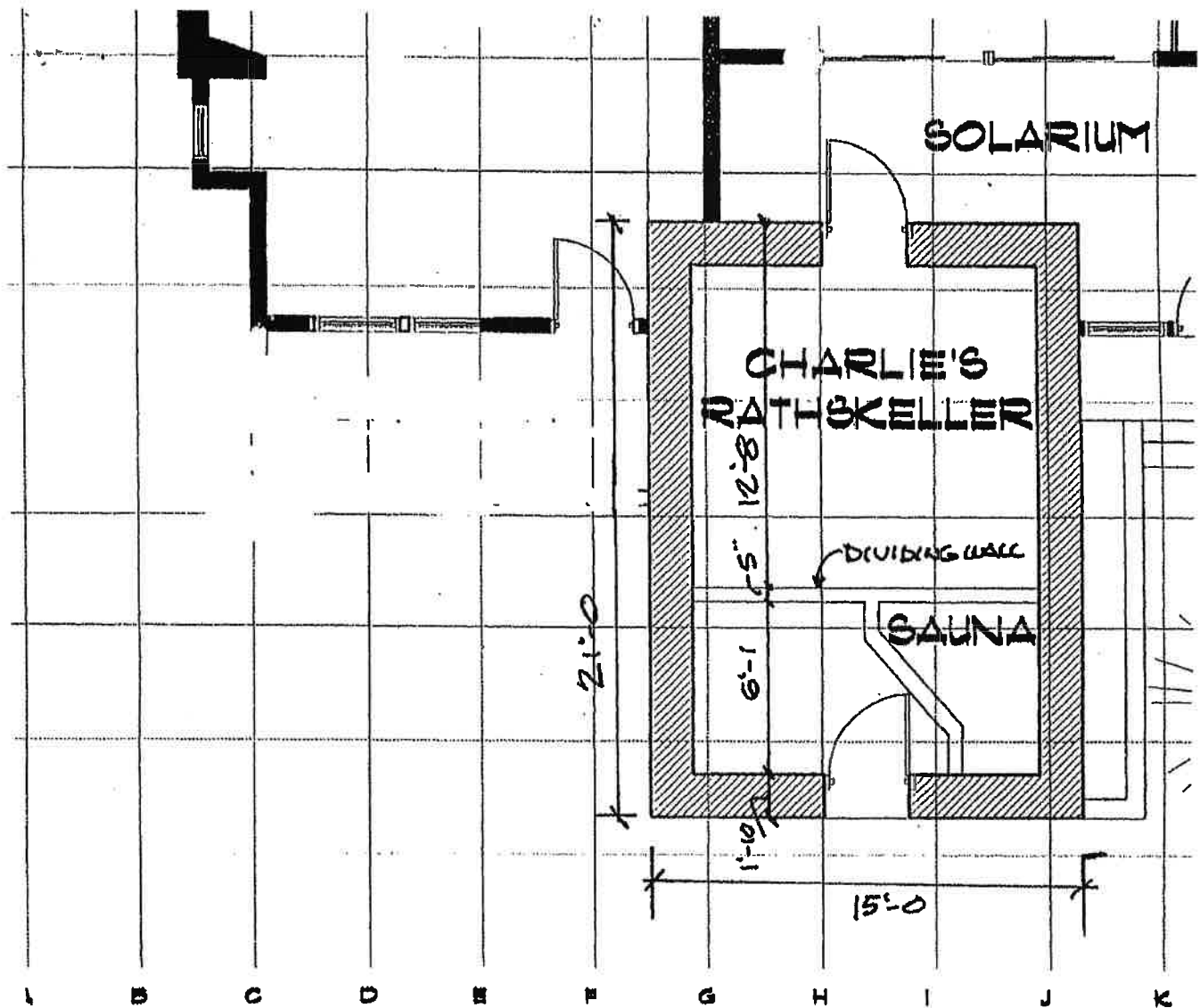
EXHIBIT F
TO THE PARTY WALL AGREEMENT BY AND BETWEEN
CHARLES F. VEVERKA and SHIRLEE B. VEVERKA,
and WESTSIDE COURT HOMEOWNERS ASSOCIATION, a
Nevada non-profit corporation

Drawing of Stone Building

283883

EXHIBIT F
Page 1 of 3

~~281663~~



LOCATION OF DIVIDING WALL IN STONE
BUILDING PER HOMEOWNERS ASSOC.

EXISTING LOWER LEVEL FLOOR

WESTSIDE COURT

VEVERKA HOUSE

533 W. CAROLINE ST.

CARSON CITY - NV

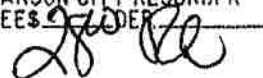
283883

~~281663~~

FILED FOR RECORD
AT THE REQUEST OF
STEWART TITLE OF CARSON CITY
02 SEP 17 P2:52

283883

FILE NO. _____
ALAN GLOVER
CARSON CITY RECORDER
FEES _____



283883