

CARSON CITY, NEVADA, BEING THE OWNER OF AND HAVING CONTROLLED AND CONTROLLED BY THE OWNER OF SAID TRACT OF LAND...

SAID OWNER HEREBY ESTABLISHES THE FOLLOWING CONDITIONS, COVENANTS AND RESTRICTIONS TO GOVERN THE USE AND ENJOYMENT OF THE SAID TRACT OF LAND...

A. NO STRUCTURE SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY PORTION OF THE SAID TRACT OF LAND...

B. NO BUILDING SHALL BE LOCATED NEARER TO THE FRONT LOT LINE, OR NEARER TO A SIDE STREET LINE, THAN THE BUILDING SETBACK...

C. NO FENCE, WALL, HEDGE, OR SHROB PLANTING WHICH OBSTRUCTS SIGHT LIGHT OR ELEVATION RETURN TO THE ROAD SHALL BE PERMITTED...

D. NO TREE SHALL BE PERMITTED TO REMAIN WITHIN SUCH DISTANCES OF THE INTERSECTION OF A STREET OR HIGHWAY AS TO PRESENT AN OBSTACLE...

E. NO SIGN, SIGNAGE, OR OTHER STRUCTURE SHALL BE PERMITTED TO REMAIN ON ANY PORTION OF THE SAID TRACT OF LAND...

F. ALL UTILITIES SHALL BE PERMITTED TO REMAIN ON ANY PORTION OF THE SAID TRACT OF LAND...

G. NO BUILDING SHALL BE ERECTED, ALTERED, PLACED OR PERMITTED TO REMAIN ON ANY PORTION OF THE SAID TRACT OF LAND...

H. THE OWNER OF ANY LOT OR PARCEL OF LAND WITHIN THE SAID TRACT OF LAND SHALL BE RESPONSIBLE FOR THE MAINTENANCE...

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