

When recorded mail to  
Highlands at Cimarron East Homeowners Association  
c/o Premier Properties  
5250 Neil Road  
Suite 100  
Reno, NV 89502

**DOC # 3147501**  
12/23/2004 12:05P Fee:21.00  
BK1  
Requested By  
HIGHLANDS AT CIMARRON EAST  
Washoe County Recorder  
Kathryn L. Burke - Recorder  
Pg 1 of 8 RPTT 0.00



FIRST AMENDMENT TO  
DECLARATION  
OF  
COVENANTS, CONDITIONS  
AND RESTRICTIONS OF  
HIGHLANDS  
AT  
CIMARRON EAST



First Amendment to Declaration of Covenants, Conditions,  
and Restrictions of  
Highlands at Cimarron East

This First Amendment to the Declaration of Covenants, Conditions, and Restrictions of Highlands at Cimarron East on made on this 16th day of November, 2004, by Cimarron East, LLC (the "Declarant") and Highlands at Cimarron East Homeowners Association, Inc. A Nevada non-profit corporation (the "Association").

RECITALS

- A. Declarant caused that certain Declaration of Covenants, Conditions and Restrictions of Highlands at Cimarron East (the "Declaration"), to be recorded April 18, 2002 as Document 2644613, Official Records, Washoe County, Nevada. All capitalized terms used and not otherwise defined herein shall have the meanings ascribed to such terms in the Declaration.
- B. The Properties described in Exhibit "A" to the Declaration are subject to the Declaration and the jurisdiction of the Association.
- C. Declarant and Owners wish to include additional Property, described in Exhibit "B" attached hereto to the Property subject to the Declaration and the jurisdiction of the Association. Declarant is the owner of all the additional Property described in Exhibit "B."
- D. The Declaration permits an amendment to the Declaration by the affirmative vote of fifty-one percent (51%) of the then Owners of all Lots in the Project duly entitled to vote.

NOW THEREFORE, Ed Davis and John Varner, as President and Secretary, respectively, of the Association, hereby certify that pursuant to all requisite approvals, the Declaration has been amended by adding Exhibit "B" to the Declaration Property as described therein, with the intent and effect that the Property described in Exhibit "B" shall be subject to and encumbered by the Declaration. Declarant and Owners declare that the subject property which is described in Exhibit "B" shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, improved and otherwise affected in any manner, subject to the declarations, limitations, easements, covenants, conditions and restrictions set forth in the Declaration.

The Declarant is the Owner of the Property described in Exhibit "B" joins in this First Amendment and consents to the encumbrances created herein.

SIGNATURES ON NEXT PAGE

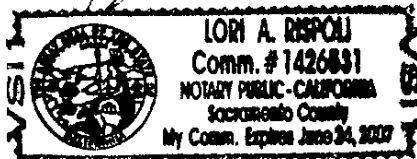
IN WITNESS WHEREOF, Declarant and Ed Davis, as President of the Association, and John Varner as Secretary of the Association and the Owner of the Property described in Exhibit "B", have executed this Certificate as of the date set forth with their signature.

DECLARANT and OWNER OF PROPERTY DESCRIBED IN EXHIBIT "B"

Cimarron East, LLC  
A Nevada limited Liability Company

By: [Signature]  
John D. Reynen, Managing Member

STATE OF California )  
  ) : ss.  
COUNTY OF Sacramento )



On December 13, 2004, personally appeared before me, a notary public, John D. Reynen personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he is the Manager of Cimarron East, LLC, a Nevada limited liability company, and who acknowledged to me that he executed the foregoing on behalf of said limited liability company.

[Signature]  
NOTARY PUBLIC

HIGHLANDS AT CIMARRON EAST HOMEOWNERS ASSOCIATION, INC.

By: [Signature] Edward DAVIS  
Its President

By: [Signature] John Varner  
Its Secretary

STATE OF NEVADA )  
  ) : ss.  
COUNTY OF WASHOE )

On December 13<sup>th</sup>, 2004, personally appeared before me, a notary public, Ed Davis and John Varner, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that they are the President and the Secretary of Highlands Cimarron East Homeowners Association, Inc. and who acknowledged to me that they executed the foregoing on behalf of the corporation.

[Signature]  
NOTARY PUBLIC





OWNER OF PROPERTY DESCRIBED IN EXHIBIT  
"B"

By: *[Signature]*  
*John D. Reynen*

*California*  
STATE OF NEVADA )  
: ss.  
COUNTY OF WASHOE )  
*Sacramento*



On *December 13*, 2004, personally appeared before me, a notary public, *John D. Reynen* personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the foregoing on behalf of the corporation

*Lori A. Rispoli*  
NOTARY PUBLIC

CERTIFICATE OF SECRETARY

I, John Varner, being duly elected and acting as Secretary of Highlands Cimarron East Homeowners Association, Inc. hereby certifies as follows:

1. That not less than fifty-one percent (51%) of the Owners of the Highlands Cimarron East Homeowners Association, Inc. approved the First Amendment to the Declaration of Covenants, Conditions and Restrictions of the Association; and
2. The affirmative action was taken by those members whose votes are recorded in the official records of the Association; and
3. The total number of units in the Association is 228 and the number of Owners indicating their approval of Highlands Cimarron East Homeowners Association, Inc. is 120.

SIGNATURE ON NEXT PAGE



DATED this 13<sup>th</sup> day of ~~November~~ <sup>December</sup>, 2004.

Secretary

BY:

John Varner  
John Varner

STATE OF NEVADA     )  
  ) ss:  
COUNTY OF WASHOE    )

On this 13<sup>th</sup> day of ~~November~~ <sup>December</sup> ~~2004~~ <sup>MSO</sup>, personally appeared before me, John Varner, known to me or proved to me to be the person mentioned in the above and foregoing documents, and who acknowledged to me that he executed the same for the uses and purposes therein mentioned.

Misty J. Capriotti  
Notary Public





3147501  
12/23/2004  
6 of 8

## EXHIBIT "B"



1334.001  
10/14/2004  
CJ

**EXHIBIT "B"**

**LAND DESCRIPTION FOR ANNEXATION TO THE CIMARRON EAST HOME OWNERS ASSOCIATION**

All that certain real property situate within the West One-Half (1/2) of Section Five (5), Township Twenty (20) North, Range Twenty-One (21) East, Mount Diablo Meridian, City of Sparks, County of Washoe, State of Nevada, being more particularly described as follows:

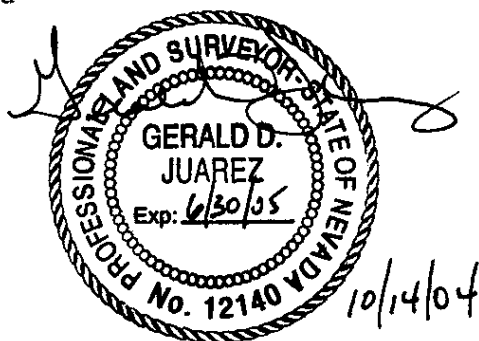
Being Parcels 5, 6, 9, 10, 11, and 12 of Land Map No. 183, File No. 2345816, Official Records of Washoe County.

Containing 296.27 acres of land, more or less.

The basis of bearings for this description is identical to Land Map No. 183, File No. 2345816, Official Records of Washoe County, Nevada.

*See Exhibit "B-1", plat to accompany description, attached hereto and made a part hereof.*

Prepared by:  
Wood Rodgers, Inc.  
6774 S. McCarran Blvd  
Reno, NV 89509



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Gerald D. Juarez  
P.L.S. 12140

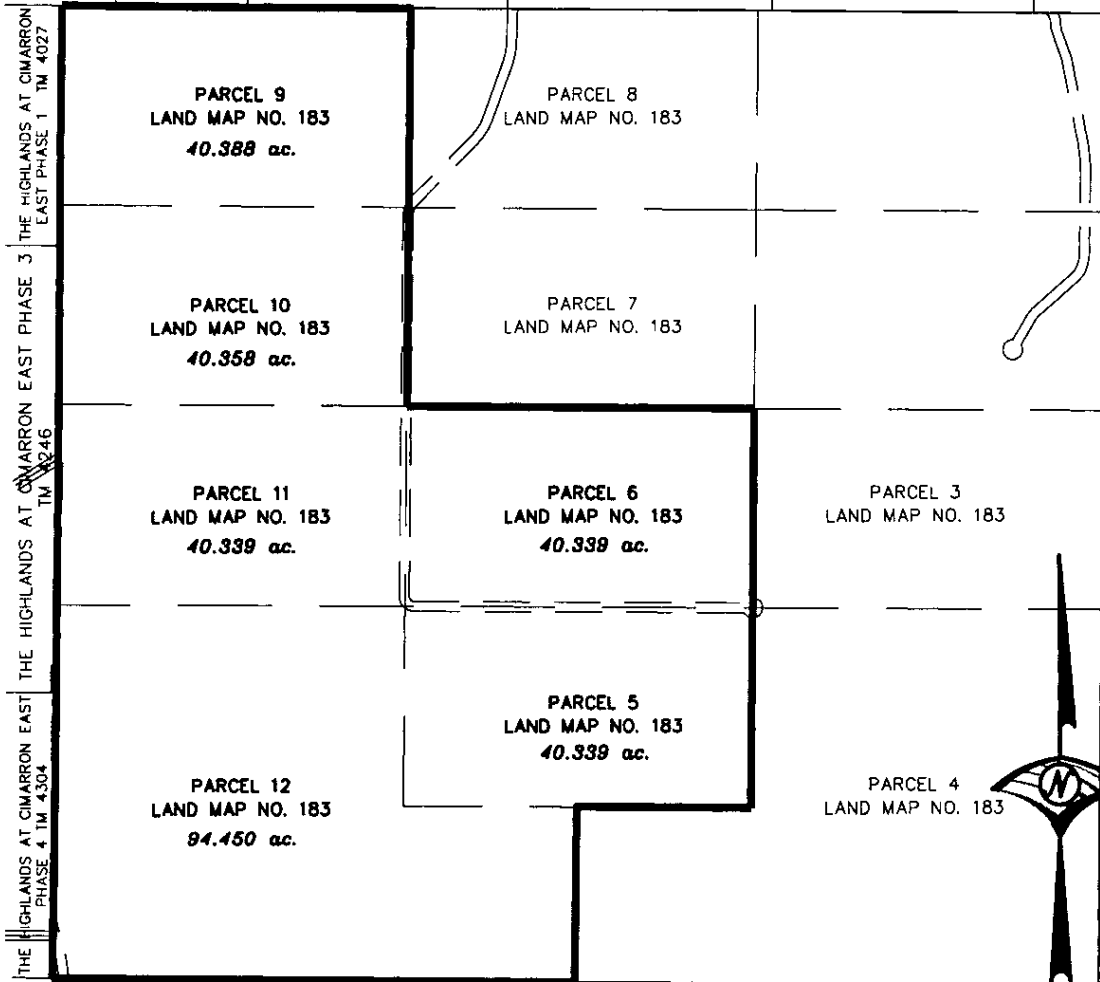


**EXHIBIT "B-1"**  
**PLAT TO ACCOMPANY LEGAL DESCRIPTION**  
**ANNEXATION TO THE CIMARRON EAST**  
**HOME OWNERS ASSOCIATION**

**SPARKS WASHOE COUNTY NEVADA**

**AUGUST, 2004**

76-390-53 ROSALYN A. BECK  
76-390-54 NOW FINANCE LLC  
76-390-82 FAIRVIEW INVESTMENT GROUP LLC



**TOTAL AREA TO BE ANNEXED = 296.27 ac. ±**

84-010-15  
UNITED STATES OF AMERICA

N.T.S.



**WOOD RODGERS**  
ENGINEERING • MAPPING • PLANNING • SURVEYING

6774 South McCarran Blvd Tel 775.823.4068  
Reno, NV. 89509 Fax 775.823.4068

**PROJECT NO. 1334.001**  
**SHEET 1 OF 1**