DOC # 336135
11/18/2004 04:37 PM
Official Record
Requested By
STEWART TITLE CARSON
Lyon County - NV
Mary C. Milligan - Recorder
Page 1 of 6 Fee: $44.00
Recorded By: KAV RPTT:
0336135

RECORDING REQUESTED BY, AND WHEN RECORDED, MAIL TO:

Lakemont Homes Nevada, Inc.
c/o Inman · Thomas, LLP
Attn: Bruce R. Inman, Esq.
2390 Professional Drive
Roseville, California 95661

2003999

(Space Above For Recorder's Use)

NOTICE OF ADDITION OF LAND AND DECLARATION OF ANNEXATION, *FOR* DAYTON VALLEY COUNTRY CLUB UNIT 7B

This Notice of Addition of Land and Declaration of Annexation for Dayton Valley Country Club Unit 7B ("Declaration of Annexation") is made by Dayton Valley Investors, LLC, a Nevada limited liability company ("Declarant"), in reference to the following facts:

RECITALS

A. Declarant is the record owner of that certain real property located in the County of Lyon, State of Nevada, more particularly described as follows:

> Lots 1 through 21, inclusive, Parcels A and B, and the real property contained within the boundaries of Grayhawk Drive, Grayhawk Court and Lytham Court, as shown on the subdivision map of "Dayton Valley Country Club Unit 7B", filed for Record on October 7,2004, as Document No. 332795, Lyon County Records.

In this Declaration of Annexation, the above described property is referred to as the "Annexed Property", and the above described subdivision map, for the Annexed Property is referred to as the "Subdivision Map".

B. John Lawrence (Nevada), Inc. a Nevada corporation ("Original Declarant") recorded the First Amended and Restated Declaration of Covenants, Conditions and Restrictions of Dayton Valley Country Club on May 18, 1990, in the Official Records of Lyon County, Nevada, as Document No. 133393, (the "Declaration"). Declarant is the successor-in-interest to the Original Declarant as to the real property described in Exhibit "A" of the Declaration.

Unofficial Copy

C. Section 4.02 of the Declaration provides for the unilateral annexation by the Declarant of additional property to the Declaration by the Recordation of a Notice of Addition of Land which describes the land to be annexed. Declarant desires to add the Annexed Property to the Project and thereby subject the Annexed Property to the Declaration and this Declaration of Annexation.

NOW, THEREFORE, Declarant declares as follows:

1. Annexation.

1.01. Annexation of the Annexed Property. Declarant, as the owner of the Annexed Property, declares that the Annexed Property is hereby annexed to and made a part of the Property. This Declaration of Annexation constitutes a "Notice of Addition of Land" as described in Section 4.02 of the Declaration. The Annexed Property, and each part thereof, shall be held, sold, leased, transferred, occupied and conveyed subject to the terms, provisions, covenants, conditions, restrictions, easements and equitable servitudes of the Declaration and this Declaration of Annexation.

1.02. Assessment Obligation. The obligation for Regular and Special Assessments shall commence with respect to each Lot within the Annexed Property on the first day of the first month following the month in which the Declarant conveys the Lot to an Owner. Notwithstanding the above, any real property within the Annexed Property which is Common Area shall be exempt from Assessments.

1.03. Equitable Servitudes. The covenants, conditions and restrictions of this Declaration of Annexation and the Declaration are imposed as equitable servitudes upon the Annexed Property, and each Lot and Common Element located therein, as a servient tenement for the benefit of each and every other Lot or Common Element located in the property subject to the Declaration, as the dominant tenement.

1.04. Covenants Appurtenant. The covenants, conditions and restrictions of the Declaration shall run with, and shall inure to the benefit of, and shall be binding upon all of the Annexed Property, and shall be binding upon and inure to the benefit of all persons (and such persons' heirs, personal representatives, successors and assigns) having, or hereafter acquiring, any right, title or interest in all or any portion of the Annexed Property.

1.05. Membership in the Master Association. Upon the commencement of Regular Assessments against Lot(s) in the Annexed Property, as provided in Section 1.02, above, each Owner of a Lot within the Annexed Property shall automatically be a Member of the Association, with a separate membership being appurtenant to each Lot owned.

Unofficial Copy

1.06. Voting Rights. The voting rights of the Owners of Lots located in the Annexed Property shall be as set forth in the Master Declaration and in the Bylaws. Voting rights shall commence with respect to each Lot within the Annexed Property upon commencement of the payment of Common Assessments for such Lot.

1.07. Common Area. The following portions of the Annexed Property are designated as Common Elements as defined in NRS 116.110318, and as referred to as Common Area in Section 2.013 of the Declaration: Parcels A and B, and the real property contained within the boundaries of Grayhawk Drive, Grayhawk Court and Lytham Court, as shown on the Subdivision Map.

2. Reservation of Easements.

2.01. Easements in Master Declaration. Declarant hereby reserves easements over the Annexed Property, as appropriate, for the purposes set forth in Section 5.17 of the Declaration.

2.02. Other Easements. Each Lot and Common Area within the Annexed Property and its Owner is hereby declared to be subject to all the easements, dedications and rights-of-way granted or reserved in, on, over and under the Annexed Property as shown on the Subdivision Map and as described in the Declaration.

3. Airport Notice Regarding Annexed Property. The Annexed Property is located in the vicinity of an airport. For that reason, the Lots within the Annexed Property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations, including, but not limited to, aircraft over-flight, noise, vibration, and lights. The operations of the airport, including but not limited to day and nighttime airplane landings and take-offs, shall not constitute a nuisance or an unreasonable interference with the use or enjoyment of any portion of the Annexed Property. In addition, for the benefit of the airport owner, Declarant reserves over the Annexed Property an avigation easement for airplane flight above the Annexed Property.

4 Incorporation by Reference. The provisions of the Declaration are incorporated herein by this reference and are expressly declared to be applicable to the Annexed Property and to each Owner of a Lot and Common Area therein, as if the Annexed Property was originally encumbered by the Declaration. Except as otherwise provided herein, all capitalized terms used in this Declaration of Annexation shall have the same meanings as set forth in the Declaration.

5 Effective Date. This Declaration of Annexation shall be upon the conveyance to an Owner of the first Lot by Declarant.

Unofficial Copy

IN WITNESS WHEREOF, The undersigned, Declarant, has executed this Declaration of Annexation on _____, 2004.

"Declarant"

DAYTON VALLEY INVESTORS, LLC, a Nevada limited-liability company

By: Wade Dayton, LLC, A Nevada limited-liability company
Its: Manager

By: _____
Joe Wade
Its: Chief Executive Officer

By: _____
Patricia M. Snyder
Its: President

By: Lakemont Dayton, LLC, A Nevada limited-liability company
Its: Manager

By: Lakemont Homes Nevada, Inc., a Nevada corporation
Its: Managing Member

By: _____
Greg Peitzmeier
Its: Nevada Division President

(Notary Acknowledgements Attached)

Unofficial Copy

STATE OF NEVADA)
COUNTY OF Washoe) ss.

ON November 1, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOE WADE AND PATRICIA M. SNYDER PERSONALLY KNOWN (OR PROVED) TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGES THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL.

Barbara A. Hunsaker
NOTARY PUBLIC

SEAL:

BARBARA A. HUNSAKER
Notary Public, State of Nevada
Appointment No. 00-61389-2
My Appt. Expires Mar 15, 2008

STATE OF NEVADA)
COUNTY OF Washoe) ss.

ON November 1, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GREG PEITZMEIER PERSONALLY KNOWN (OR PROVED) TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGES THAT HE EXECUTED THE SAME.

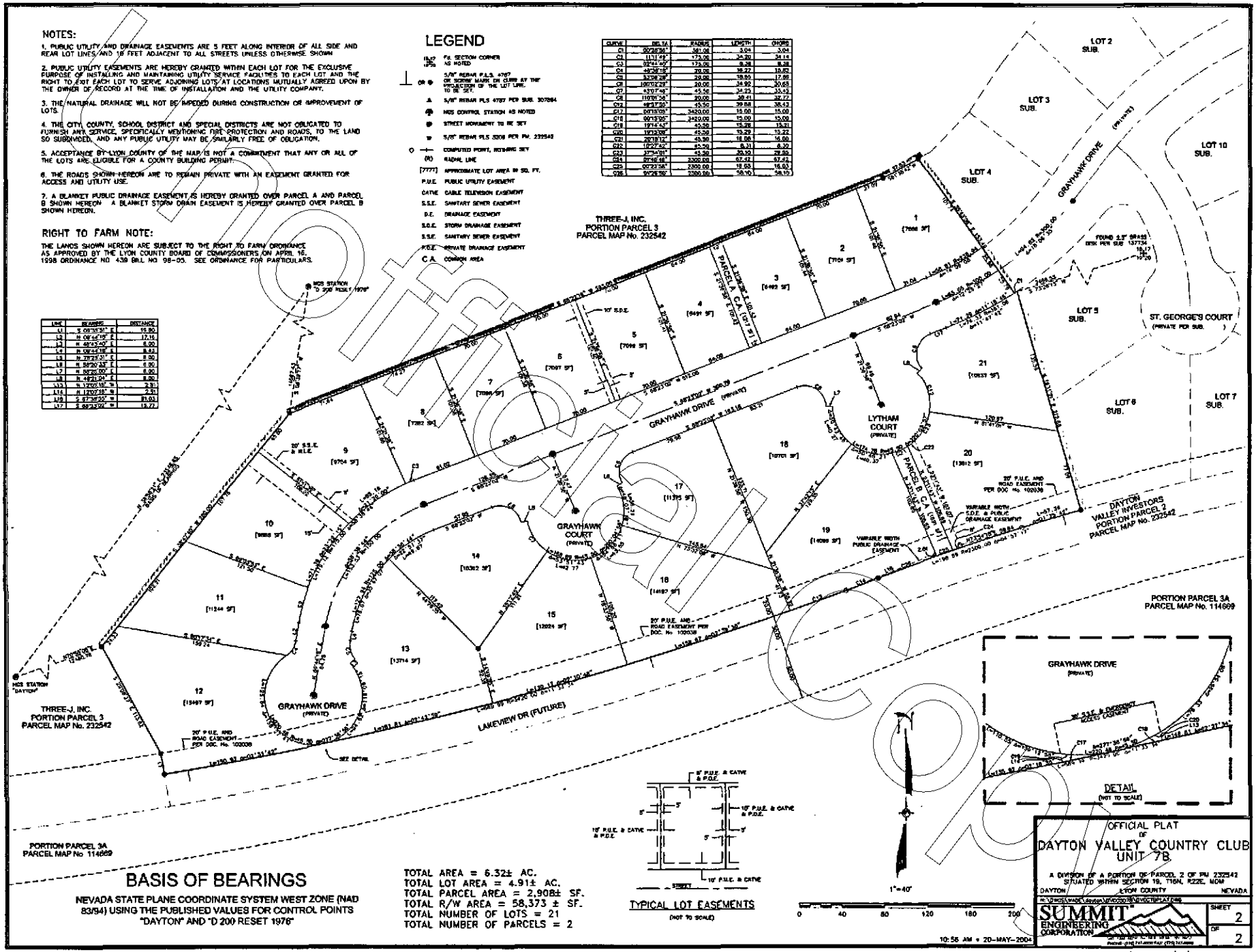
WITNESS MY HAND AND OFFICIAL SEAL.

Barbara A. Hunsaker
NOTARY PUBLIC

SEAL:

BARBARA A. HUNSAKER
Notary Public, State of Nevada
Appointment No. 00-61389-2
My Appt. Expires Mar 15, 2008

Unofficial Copy



LINE	BEARING	DISTANCE
L1	S 08°36'31" E	16.80
L2	N 08°44'19" E	17.16
L3	N 48°45'40" E	8.00
L4	N 08°44'19" E	8.93
L5	N 78°23'01" E	8.50
L6	N 86°20'32" E	6.00
L7	N 86°25'00" E	6.00
L8	N 48°21'04" E	8.00
L13	N 13°03'18" W	2.91
L14	N 13°07'18" W	2.51
L15	S 87°39'55" W	81.03
L17	S 88°32'02" W	15.72

CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	00°28'36"	581.00	3.04	3.04
C2	11°31'49"	175.00	34.20	34.14
C3	02°44'40"	175.00	8.38	8.38
C4	48°36'19"	20.00	16.27	15.82
C5	53°06'28"	20.00	18.50	17.85
C6	100°01'29"	20.00	34.90	30.65
C7	43°07'46"	45.50	34.25	33.43
C8	110°01'56"	20.00	38.41	32.72
C12	48°37'20"	45.50	39.58	38.43
C13	00°15'05"	3420.00	15.00	15.00
C16	00°15'05"	3420.00	15.00	15.00
C19	19°14'43"	45.50	15.28	15.21
C20	19°13'09"	45.50	15.29	15.22
C21	20°18'12"	45.50	16.06	16.00
C22	12°27'42"	45.50	9.31	9.30
C23	27°34'01"	45.50	20.70	20.50
C24	87°46'48"	2300.00	67.42	67.42
C25	00°23'58"	2300.00	16.03	16.03
C26	99°28'59"	2300.00	58.10	58.10

Official Record

336135
11/18/2004
006 of 6

#332795 2of2 10/7/04