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076-200-23, 076-200-24, 076-200-25
076-200-26, 076-200-27, 076-200-28
076-200-29, 076-200-30, 076-200-31
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076-200-35

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Requested By
DANIEL B MCGILL
Washoe County Recorder
Lawrence R. Burtness - Recorder
Fee: \$19.00 RPTT: \$0.00
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When Recorded, Please Mail To:
Flying Eagle HOA
P.O. Box 70577
Reno, NV 89570-0577

**SECOND AMENDMENT TO DECLARATION ESTABLISHING COVENANTS,
CONDITIONS AND RESTRICTIONS, GRANTING COMMON AREA
EASEMENTS AND COMMON AREA AND ESTABLISHING FLYING EAGLE
AIR PARK RANCHES HOMEOWNERS ASSOCIATION**

THIS SECOND AMENDMENT TO DECLARATION ESTABLISHING COVENANTS, CONDITIONS AND RESTRICTIONS, GRANTING COMMON AREA EASEMENTS AND COMMON AREA AND ESTABLISHING FLYING EAGLE AIR PARK RANCHES HOMEOWNERS ASSOCIATION is made this _____ day of September, 2013, by **FLYING EAGLE AIR PARK RANCHES HOMEOWNERS ASSOCIATION**, a Nevada non-profit corporation with reference to the following facts and is as follows:

RECITALS:

A. The DECLARATION ESTABLISHING COVENANTS, CONDITIONS AND RESTRICTIONS, GRANTING COMMON AREA EASEMENTS AND COMMON AREA AND ESTABLISHING FLYING EAGLE AIR PARK RANCHES HOMEOWNERS ASSOCIATION of Flying Eagle Air Park Ranches, LLC, dated June 19, 2000 was recorded on June 29, 2000 in Book 1, Page 88, Document No. 2459992 in the Official Records of Washoe County, Nevada (the "Declaration").

B. The First Amendment to the Declaration was recorded on September 21, 2005 as Document No. 3440808 in said Official Records.

C. The Declaration provides for amendment upon the vote or agreement of not less than sixty-seven percent (67%) of the voting power of the Association and requires certification on behalf of the Association.

D. At a meeting of the Association on June 17, 2013, called for the purpose of determining whether to amend the Declaration, a vote of more than 67% of the voting power of the Association voted to amend the Declaration as hereafter set forth:

AMENDMENTS TO DECLARATION:

1. SECTION 3.1.4 AS AMENDED IS HEREBY AMENDED IN ITS ENTIRETY TO READ AS FOLLOWS:

3.1.4 Living Units / Guest Quarters. Each numbered Lot may be occupied by a Living Unit, all plans of which must first be approved by the ARB. One site built residential building consisting of no more than 2.5 stories in height may be built on each Lot ("Primary Residence"). The Primary Residence shall have a minimum area of two thousand (2,000) square feet of living space. If the Primary Residence is two or more stories, the minimum area of the ground floor living space shall be one thousand four hundred (1,400) square feet and any additional floor shall have a minimum area of six hundred (600) square feet of living space. One additional detached living unit may also be built on each Lot subject to ARC approval ("Guest Quarters"). The Guest Quarters must conform in design and color scheme with the primary residence. Subject to Board of Directors' approval, an owner may first build a Guest Quarters before building a Primary Residence to accompany the construction of a hangar. If no hangar is constructed, then a Primary Residence must be constructed before or concurrent with a Guest Quarters.

2. SECTION 3.1.5 IS HEREBY AMENDED IN ITS ENTIRETY TO READ AS FOLLOWS:

3.1.5 Previously Constructed Dwellings. No previously constructed dwelling including, but not limited to, trailer homes, mobile homes, motor homes, modular homes, prefabricated homes or premanufactured homes shall be moved onto or assembled on any Lot for use as a Living Unit. A premanufactured structure affixed to a permanent concrete foundation may be approved by the ARB as a Guest Quarters only. During the time of construction of the initial living unit (Primary Residence or Guest Quarters) on each Lot, the ARB may, at its sole discretion, approve the use of a mobile home or motor home to be used as a temporary residence for the Lot Owner. Said temporary residence shall be removed within ten (10) days of the issuance of the Certificate of Occupancy for the Living Unit or within six (6) months of the issuance of a building permit for the Living Unit whichever occurs first.

3. SECTION 3.1.6 IS HEREBY AMENDED IN ITS ENTIRETY TO READ AS FOLLOWS:

3.1.6 Airplane Hangar, Detached Garages, Storage Buildings, Barns and All Other Outbuildings. Any airplane hangar, detached garages, storage buildings, barns and all other outbuildings may be erected on each parcel subject to the approval of the Architectural Review Board and all such structures must be designed and constructed in compliance with the Controlling Documents, the Washoe County Building Code and other Washoe County conditions and restrictions for such buildings. All airplanes on the Property shall be stored in a detached accessory structure such as a hangar.

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3. SECTION 13.6 IS HEREBY AMENDED TO CHANGE THE ADDRESS FOR ALL NOTICES TO THE ASSOCIATION AS FOLLOWS:

George Gerold
Flying Eagle Air Park Ranches Homeowners Association
P.O. Box 70577
Reno, NV 89570-0577

Dated this 18th of September, 2013.

FLYING EAGLE AIR PARK RANCHES
HOMEOWNERS ASSOCIATION,
a Nevada Non-Profit Corporation

By: *George Gerold*
George Gerold, president

STATE OF NEVADA)
)ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on September 18, 2013, by George Gerold as the president of FLYING EAGLE AIR PARK RANCHES HOMEOWNERS ASSOCIATION, a Nevada Non-Profit Corporation.

[Signature]
NOTARY PUBLIC

