

APN: 011-112-01

When Recorded, Please Mail to:

Louis S. Test, Esq.
Hoffman, Test, Guinan & Collier
429 W. Plumb Lane
Reno, NV 89509

COPY - has not been compared
with the Original Document - WCR

Please send future tax statements to:

Kevin L. Johnson and Rebecca G. Johnson
Grady W. Kromer and Cheryl L. Kromer,
as Trustees of
The Kromer Family Trust u/d/t 2-25-87
c/o 280 Island Avenue
Reno, NV 89501

**FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
for
PARK TOWERS CONDOMINIUM**

WHEREAS, Declarants KEVIN L. JOHNSON and REBECCA G. JOHNSON, Husband and Wife, and GRADY W. KROMER and CHERYL L. KROMER, as Trustees of THE KROMER FAMILY TRUST dated February 25, 1987, are the owners of Park Towers Condominiums, as shown on the Subdivision Map, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 13, 2001, as File No. 2542882, official records of Washoe County, Nevada; and

WHEREAS, Park Towers Condominiums is subject to a Declaration of Covenants, Conditions and Restrictions recorded April 13, 2001. as Document No. 2542883, official records of Washoe County, Nevada; and

WHEREAS, it is appropriate to amend and modify said Declaration of Covenants, Conditions and Restrictions, as to B.2; B.5; Section 1.05 to Article I and to amend Section

5.01 to Article V, in the manner hereinafter set forth:

NOW, THEREFORE, WHEREAS B.2 of the aforementioned Declaration of Covenants, Conditions and Restrictions is hereby amended as follows:

B.2) The real estate comprising the original Park Towers Condominiums set forth in this declaration are all located in Washoe County, Nevada and is more particularly described as all that real property situated on the Subdivision Map, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 13, 2001, as File No. 2542882, official records of Washoe County, Nevada.

NOW, THEREFORE, WHEREAS B.5 of the aforementioned Declaration of Covenants, Conditions and Restrictions is hereby amended as follows:

B.5) Declarants have granted non-exclusive perpetual ingress and egress easements to the Park Towers Condominium Association for the benefit of its members over each of the areas depicted on the Subdivision Map, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 13, 2001, as File No. 2542882, official records of Washoe County, Nevada, together with additional dedications of easements provided for thereon, which are or may be the subject of developmental rights, which easements shall become the common elements of the Association as defined in NRS 116.110318.

NOW, THEREFORE, WHEREAS ARTICLE I of the aforementioned Declaration of Covenants, Conditions and Restrictions is hereby modified by adding Section 1.05.A as follows:

105.A. "Common Elements" shall consist of all those elements and common areas as defined by N.R.S. 116.110318, shown on the Subdivision Map which are portions of the common-interest community other than the units, including easements in favor of units or the common elements over other units and shall be conveyed in proportionate shares, as set forth in Schedule "A", attached hereto and incorporated herein by this reference.

NOW, THEREFORE, WHEREAS Article V of the aforementioned Declaration of Covenants, Conditions and Restrictions is hereby modified by amending Section 5.01 as follows:

5.01 The Association only has fifty-three (⁵¹53) parking spaces on

2 50 USEABLE SPACES

SCHEDULE "A"

