

APN: 011-112-01

When Recorded, Please Mail to:

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

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 CHERYLL. 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:

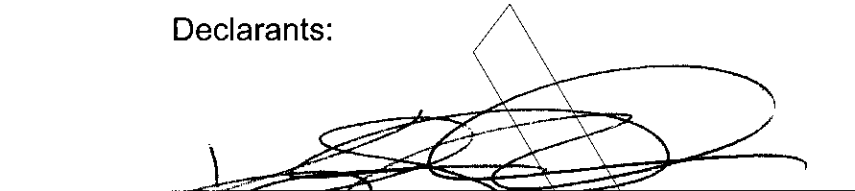
5.01 The Association only has fifty-three (53) parking spaces on

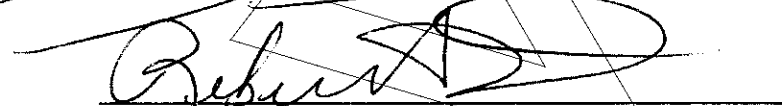


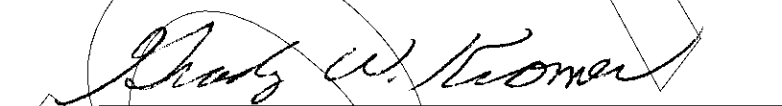
site and a limited number of storage units. As such, the Association, as requested by an Owner in writing, shall assign parking spaces and storage units to each Condominium on a "first come first serve basis."

IN WITNESS WHEREOF, the undersigned has caused this First Amendment to the Declaration of Covenants, Conditions and Restrictions to be executed on this day and year first above written.


Declarants:

  
\_\_\_\_\_  
KEVIN L. JOHNSON

  
\_\_\_\_\_  
REBECCA G. JOHNSON,  
Husband and Wife

  
\_\_\_\_\_  
GRADY W. KROMER

and

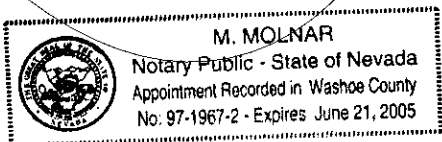
  
\_\_\_\_\_  
CHERYL L. KROMER,  
as Trustees of  
The Kromer Family Trust dated February 25, 1987

State of Nevada )  
                          ) ss.  
County of Washoe )

This instrument was acknowledged before me on Sept. 17 2001,

\_\_\_\_\_, by KEVIN L. JOHNSON.

  
\_\_\_\_\_  
NOTARY PUBLIC

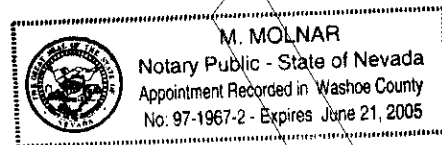


State of Nevada )  
 ) ss.  
County of Washoe )

This instrument was acknowledged before me on Sept. 17 2001,

\_\_\_\_\_ by REBECCA G. JOHNSON.

M. Molnar  
NOTARY PUBLIC

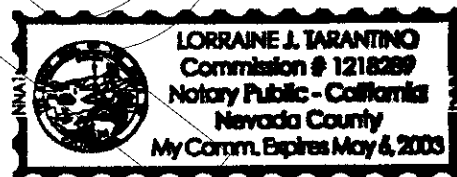


CALIFORNIA  
State of Nevada )  
 NEVADA ) ss.  
County of Washoe )

This instrument was acknowledged before me on SEPTEMBER 15 2001,

\_\_\_\_\_, by GRADY W. KROMER, as Co-Trustee of The Kromer Family Trust dated February 25, 1987.

Lorraine J. Tarantino  
NOTARY PUBLIC

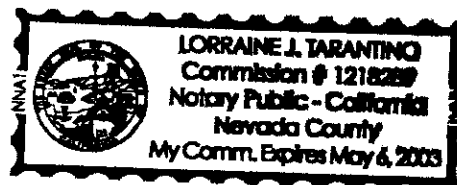


CALIFORNIA  
State of Nevada )  
 NEVADA ) ss.  
County of Washoe )

This instrument was acknowledged before me on SEPTEMBER 15 2001,

\_\_\_\_\_, by CHERYL L. KROMER, as Co-Trustee of The Kromer Family Trust dated February 25, 1987.

Lorraine J. Tarantino  
NOTARY PUBLIC



SCHEDULE "A"

COPY



PARK TOWERS  
PERCENTAGE OF UNITS TO TOTAL UNITS

UNIT	AREA (S.F.)	% Common Area
201	960	1.259611
201	1,241	1.628310
301	461	0.604876
302	751	0.985383
303	1,321	1.733277
304	869	1.140210
305	965	1.266172
306	801	1.050988
307	352	0.461857
401	428	0.561577
402	751	0.985383
403	1,321	1.733277
404	869	1.140210
405	965	1.266172
406	801	1.050988
407	352	0.461857
501	428	0.561577
502	751	0.985383
503	1,321	1.733277
504	869	1.140210
505	965	1.266172
506	801	1.050988
507	352	0.461857
601	428	0.561577
602	751	0.985383
603	1,321	1.733277
604	869	1.140210
605	965	1.266172
606	801	1.050988
607	352	0.461857
701	428	0.561577
702	751	0.985383
703	1,321	1.733277
704	869	1.140210
705	965	1.266172
706	801	1.050988
707	352	0.461857

801	428	0.561577
802	751	0.985383
803	1,321	1.733277
804	869	1.140210
805	965	1.266172
806	801	1.050988
807	352	0.461857
901	428	0.561577
902	751	0.985383
903	1,321	1.733277
904	869	1.140210
905	965	1.266172
906	801	1.050988
907	352	0.461857
1001	428	0.561577
1002	751	0.985383
1003	1,321	1.733277
1004	869	1.140210
1005	965	1.266172
1006	801	1.050988
1007	352	0.461857
1101	428	0.561577
1102	751	0.985383
1103	1,321	1.733277
1104	869	1.140210
1105	965	1.266172
1106	801	1.050988
1107	352	0.461857
1201	428	0.561577
1202	751	0.985383
1203	1,321	1.733277
1204	869	1.140210
1205	965	1.266172
1206	801	1.050988
1207	352	0.461857
1401	428	0.561577
1402	751	0.985383
1403	1,321	1.733277
1404	869	1.140210
1405	965	1.266172

1406	801	1.050988
1407	352	0.461857
1501	2,210	2.899730
1502	2,317	3.040124
1601	1,544	2.025875
1602	1,651	2.166269
1603	252	0.330648
1701	1,904	2.498229
1702	1,942	2.548088
1703	384	0.503844
1801	965	1.266172
1802	454	0.595691
	76,214	100.000000

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09/18/2001  
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Requested By

HOFFMAN TEST GUINAN & COLLIER

Washoe County Recorder

Kathryn L. Burke - Recorder

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