

APN # 011-112-01

Recording Requested by:

Name Louis S. Test, Esq.

Address Hoffman, Test, Guinan & Collier
429 West Plumb Lane

City/State/Zip Reno

Nevada 89509

DOC # 2967243

12/12/2003 12:38P Fee:21.00

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Requested By

HOFFMAN TEST GUINAN & COLLIER

Washoe County Recorder

Kathryn L. Burke - Recorder

Pg 1 of 8 RPTT 0.00



(For Recorder's use only)

Second Amendment to Declaration of Covenants, Conditions
and Restrictions for Park Towers Condominium

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.
(Additional recording fee applies)

This cover page must be typed or printed.

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When Recorded, Please Mail to:Louis S. Test, Esq.
Hoffman, Test, Guinan & Collier
429 W. Plumb Lane
Reno, NV 89509Please 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

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

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 by the First Amendment recorded September 18, 2001 as Document No. 2597153, official records of Washoe County, Nevada; and

WHEREAS, on March 14, 2003, the Park Towers Homeowners Association held a meeting to amend and modify said Declaration of Covenants, Conditions and Restrictions and First Amendment to Declaration of Covenants, Conditions and Restrictions (C.C. & R's) pursuant to Section 8.02 of said Declaration as to B.2, B.4 and B.5 and Sections 1.05 and 1.16 to Article I in the manner hereinafter set forth; and

WHEREAS, on said date the Association approved an amendment to the Subdivision Map reallocating the common space adjacent to Unit 1801 to be a part of Unit 1801; and

WHEREAS, such action also required an amendment to Schedule A of the First Amendment recorded September 18, 2001 as Document No. 2597153, and other reference to the subdivision recordation information found in the C.C. & R's:

NOW, THEREFORE, Section B.2 of the aforementioned C.C. & R's recorded April 13, 2001, as Document No. 2542883, official records of Washoe County, Nevada as amended September 18, 2001 as Document No. 2597153, official records of Washoe County, Nevada is hereby amended as follows:

B.2) The real estate comprising the original Park Towers Condominiums

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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, as amended on May 27, 2003, as File No. 2861094, official records of Washoe County, Nevada.

NOW, THEREFORE, Section B.4 of the aforementioned C.C. & R's recorded April 13, 2001, as Document No. 2542883, official records of Washoe County, Nevada is hereby amended as follows:

B.4) The boundary lines for each unit in Park Towers Homeowners Association are set forth in that certain 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, as amended on May 27, 2003, as File No. 2861094, official records of Washoe County, Nevada.

NOW, THEREFORE, Section B.5 of the aforementioned C.C. & R's recorded April 13, 2001, as Document No. 2542883, official records of Washoe County, Nevada as amended September 18, 2001 as Document No. 2597153, official records of Washoe County, Nevada 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, as amended on May 27, 2003, as File No. 2861094, 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 C.C. & R's recorded April 13, 2001, as Document No. 2542883, official records of Washoe County, Nevada as amended September 18, 2001 as Document No. 2597153, official records of Washoe County, Nevada is hereby amended as follows: Declaration of Covenants, Conditions and Restrictions is hereby modified by amending Section 1.05 as follows:

1.05. "Common Elements" shall consist of all those elements and common areas as defined by N.R.S. 116.110318, shown on the Subdivision



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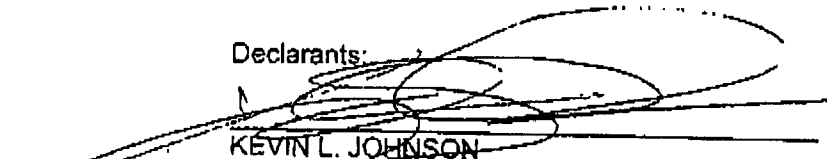
Map, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 13, 2001, as File No. 2542882, official records of Washoe County, Nevada, as Amended on September 18, 2001, as File No. 2597153, official records of Washoe County, Nevada, and as amended on May 27, 2003, as File No. 2861094, official records of Washoe County, Nevada, 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 Amended Schedule "A", attached hereto and incorporated herein by this reference.

NOW, THEREFORE, WHEREAS ARTICLE I of the aforementioned C.C.& R's recorded April 13, 2001, as Document No. 2542883, official records of Washoe County, Nevada is hereby modified by amending Section 1.16 as follows:

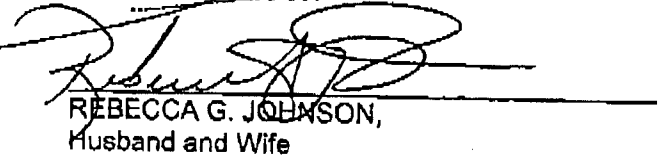
1.16. "Subdivision Map" shall mean the Division of Subdivision Map No. 3941 according to the map thereof, shown on the Subdivision Map, filed in the office of the County Recorder of Washoe County, State of Nevada, on April 13, 2001, as File No. 2542882, official records of Washoe County, Nevada, as amended on May 27, 2003, as File No. 2861094, official records of Washoe County, Nevada, Official Records.

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

Declarants:



KEVIN L. JOHNSON

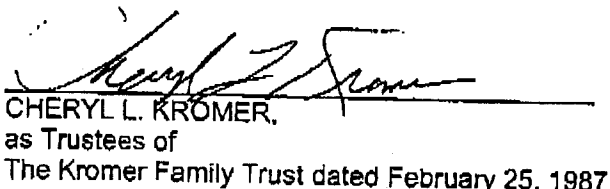


REBECCA G. JOHNSON,
Husband and Wife



GRADY W. KROMER

and



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



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State of Nevada)
) ss.
County of Washoe)

This instrument was acknowledged before me on December 2, 2003 by
KEVIN L. JOHNSON.

NOTARY PUBLIC

LISA J. WHITSTONE
Notary Public - State of Nevada
Appointment Number 03-83342-3
My Appt. Expires June 27, 2007

State of Nevada)
) ss.
County of Washoe)

This instrument was acknowledged before me on Dec 2, 2003 by
REBECCA G. JOHNSON.

NOTARY PUBLIC

LISA J. WHITSTONE
Notary Public - State of Nevada
Appointment Number 03-83342-3
My Appt. Expires June 27, 2007

State of Nevada)
) ss.
County of Washoe)

This instrument was acknowledged before me on Dec 2, 2003 by
GRADY W. KROMER, as Co-Trustee of The Kromer Family Trust dated February 25, 1987.

NOTARY PUBLIC

LISA J. WHITSTONE
Notary Public - State of Nevada
Appointment Number 03-83342-3
My Appt. Expires June 27, 2007

State of Nevada)
) ss.
County of Washoe)

This instrument was acknowledged before me on Dec 2, 2003 by
CHERYL L. KROMER, as Co-Trustee of The Kromer Family Trust dated February 25, 1987.

NOTARY PUBLIC

LISA J. WHITSTONE
Notary Public - State of Nevada
Appointment Number 03-83342-3
My Appt. Expires June 27, 2007


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**PARK TOWER HOMEOWNERS ASSOCIATION
EXHIBIT B, SCHEDULE A**

Reflects Parcel Map Approved March 11, 2003, and
Recorded May 27, 2003

UNIT	PERCENT OF TOTAL UNIT AREA	AREA (sqft)
201	1.243459	960
201	1.607430	1,241
301	0.597119	461
302	0.972748	751
303	1.711051	1,321
304	1.125589	869
305	1.249935	965
306	1.037511	801
307	0.569919	440
401	0.554375	428
402	0.972748	751
403	1.711051	1,321
404	1.125589	869
405	1.249935	965
406	1.037511	801
407	0.569919	440
501	0.554375	428
502	0.972748	751
503	1.711051	1,321
504	1.125589	869
505	1.249935	965
506	1.037511	801
507	0.569919	440
601	0.554375	428
602	0.972748	751
603	1.711051	1,321
604	1.125589	869
605	1.249935	965
606	1.037511	801
607	0.569919	440
701	0.554375	428
702	0.972748	751
703	1.711051	1,321
704	1.125589	869
705	1.249935	965


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**PARK TOWER HOMEOWNERS ASSOCIATION
EXHIBIT B, SCHEDULE A**

**Reflects Parcel Map Approved March 11, 2003, and
Recorded May 27, 2003**

UNIT	PERCENT OF TOTAL UNIT AREA	AREA (sqft)
706	1.037511	801
707	0.569919	440
801	0.554375	428
802	0.972748	751
803	1.711051	1,321
804	1.125589	869
805	1.249935	965
806	1.037511	801
807	0.569919	440
901	0.554375	428
902	0.972748	751
903	1.711051	1,321
904	1.125589	869
905	1.249935	965
906	1.037511	801
907	0.569919	440
1001	0.554375	428
1002	0.972748	751
1003	1.711051	1,321
1004	1.125589	869
1005	1.249935	965
1006	1.037511	801
1007	0.569919	440
1101	0.554375	428
1102	0.972748	751
1103	1.711051	1,321
1104	1.125589	869
1105	1.249935	965
1106	1.037511	801
1107	0.569919	440
1201	0.554375	428
1202	0.972748	751
1203	1.711051	1,321
1204	1.125589	869
1205	1.249935	965


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**PARK TOWER HOMEOWNERS ASSOCIATION
EXHIBIT B, SCHEDULE A**

**Reflects Parcel Map Approved March 11, 2003, and
Recorded May 27, 2003**

UNIT	PERCENT OF TOTAL UNIT AREA	AREA (sqft)
1206	1.037511	801
1207	0.569919	440
1401	0.554375	428
1402	0.972748	751
1403	1.711051	1,321
1404	1.125589	869
1405	1.249935	965
1406	1.037511	801
1407	0.569919	440
1501	2.891042	2,232
1502	3.001140	2,317
1601	1.999896	1,544
1602	2.138490	1,651
1603	0.326408	252
1701	2.466193	1,904
1702	2.515414	1,942
1703	0.497384	384
1801	1.249935	965
1802	0.588052	454
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