

AMENDMENTS
TO THE
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
AND
ESTABLISHMENT OF THE HOMEOWNERS ASSOCIATION
FOR THE
PLAT OF STONEY MEADOWS

ARTICLE I. Definitions; Section 4.; is hereby amended to read:

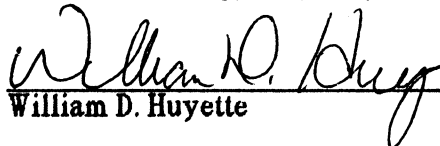
Section 4. "Lot" shall mean and refer to any plot of land shown upon the recorded subdivision map of the property. Lot 17/1 - Common Area, Lot 17/2 - Open Space/Agriculture and Lot 41 - Open Space/Agriculture are hereby prohibited from receiving residential construction permits and shall not be subject to Articles II,III,IV and V of these Declarations of Covenants, Conditions and Restrictions and Establishment of the Homeowners Association for the Plat of Stoney Meadows.

ARTICLE V. Declaration of Protective Covenants; Section 14.; is hereby amended to read:

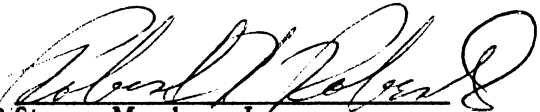
Section 14. Homeowner Appurtenances; Electric power for the operation of the irrigation system and entry way lighting will be charged to the Homeowners Association. The maintenance and upkeep of the tennis courts, entry way lighting, trails and the irrigation system is the responsibility of the Association. Street lights are the property of the Clark Public Utility District and will be maintained by the district. Electric power to operate the street lighting is paid by each residential lot owner via annual assessment.

The undersigned owners of 90% of the lots of STONEY MEADOWS SUBDIVISION amend the Covenants, Conditions and Restrictions of said Subdivision Plat recorded in Book H, Page 454.

STONEY MEADOWS JOINT VENTURE
Owners of Lots 13,17/1,17/2,18-24,26,27,29,32-34 & 40


William D. Huyette

4-22-92
Date


Stoney Meadows, Inc.
By: Robert W. Roberts, Pres.
4/22/92
Date

AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
AND
ESTABLISHMENT OF THE HOMEOWNERS ASSOCIATION
FOR THE PLAT OF STONEY MEADOWS

ARTICLE I, Definitions, Section 4 is hereby amended in its entirety and is replaced as follows:

" Section 4. "Lot" shall mean and refer to any plot of land shown upon the recorded subdivision map of the property. Lot 17/1- Common Area and Lot 41- Open Space/Agriculture are hereby prohibited from receiving any residential construction permits and shall not be subject to Articles II, III, IV and V of these Declaration of Covenants, Conditions and Restrictions and Establishment of the Homeowners Association for the Plat of Stoney Meadows. Lot 17/2- Open Space/Agriculture is hereby prohibited from receiving any residential construction permits and shall not be subject to Articles II, III and IV of these Declaration of Covenants, Conditions and Restrictions and Establishment of the Homeowners Association for the Plat of Stoney Meadows."

ARTICLE V, Declaration of Protective Covenants, Section 12 is hereby amended in its entirety and is replaced as follows:

"Section 12. Fences and Hedges. All fences, hedges or boundary walls situated anywhere upon the residential lot or building site must be approved in writing by the A.C.C. as to its height and design prior to construction. Fences shall be artistic in design and shall not detract from the building sites or the area in general. Fencing front yards shall not be permitted other than minor landscaping structures as approved by the A.C.C. and in no case shall fencing, hedges, plants or boundary walls be permitted in front yards within twenty (20) feet of the curb. For the purposes of Article V. Section 12, "front yard" is defined as a yard that is fronted or bordered by a roadway (i.e., street or avenue). A corner lot has front yards on each bordering roadway. Dog runs may be acceptable in the subdivision if surrounded by a back yard fence meeting specifications. Any construction requires the prior approval of the A.C.C. No trees shall be removed by the property owners without permission from the A.C.C. The A.C.C. shall have the right to replace any tree or trees removed without authorization, and replacement costs shall be borne by the person or persons removing said tree or trees.

ARTICLE V, Declaration of Protective Covenants, Section 14 is hereby amended in its entirety and is replaced as follows:

"Section 14. Homeowner Appurtenances: Electric power for the operation of the irrigation system and entry way lighting will be charged to the Homeowners Association. The maintenance and upkeep of the tennis courts, entry way lighting, trails and the irrigation system is the responsibility of the Association. Street lights are the property of the Clark Public Utility District and will be maintained by the district. Electric power to operate the street lighting is paid by each residential lot owner via Clark County Annual Lighting Assessment."

Changes from original are underlined.