Lyon County Records Search for All Developers and Builders off DVR (Version 1.0) 7/30/24

This document was created for the DVCA by Ron McRae, a BOD member in 2024. The hope was to have all the information about the developers, Builders and HOAs in one document that could be easily referenced. All of these documents are located on the Lyon County Recorder's website. In 2024 the DCVA board had a chance to bring the declarants of Legado (Silverado & RED) to the negotiating table to find new agreements to replace all these old agreements and easements.

It is important to understand that there was a master association called "El Dorado Lakes" overseeing all the sub-associations. The "Dayton Valley Country Club (DVCC)" is a El Dorado sub-association involving the golf course project and the "Dayton Valley Community Assn (DVCA)" is the entity that manages it. Because the course is now a separate entity DVCC exists only as a concept and DVCA is the HOA responsible for the common areas. In the early days DVCC and DVCA are used interchangeably as the early DVCA CC&R's are actually the DVCC CC&R's that mention DVCA. The 2nd amended CC&Rs from 2010 is the first time the CC&Rs origin is DVCA and not DVCC.

At the time we had to deal with three problems: 1) gates, 2) roads & 3) easements. We need to remove the Palmer gate and replace it with three gates a) La Costa, b) Cypress Point, c) Lakeview. We also need to add a gate at the DVCA and Airpark boundary on Lakeview Blvd near the Lakeview roundabout. There are a few stub roads that are incomplete – mainly Moore and La Costa Cir. Moore will be used as an access road to maintain the Legacy 49 drainage basins. La Costa Cir should be expanded to 30', regraded and connected to Stonehaven. DVCA needs to change the easement agreements with Legado HOA (Silverado, LD Lots) to limit access to only PALMER DR when the Palmer gate is removed.

This document hopes to unify important recorded documents in a single place that can be used for research in the future. Our research shows Hermann creates the development paperwork. Lawrence and Davada start building along DVR with Landmark Homes building La Costa. Lawrence goes bankrupt sending everything into receivership to Comlaw. Dayton Valley Investors buys everything from Comlaw, sells the remainder of La Costa to Riverview Estates, creates Lakeview Homes who builds until the housing crash in 2008. At the same time, starting in 2002, DBBR picks up The Gallery plot from Citizens for Affordable Housing and starts development, which ends abruptly in 2008. In 2012 Legado Dayton Homes buys the model homes and LD Lots buys the empty lots from DVI's foreclosure sales. LD Lots transfers lots to a new entity called Silverado Homes who builds the remainder of DVCA, the remainder of Village 9, and half of Point Legado. In 2020, the Gallery lots are sold and Phase 1b is completed.

Today we sit on the cusp of 1,500+ new homes for Legado HOA. Legacy 49, proposed by The RED, Ltd and owned by Dayton Partners No 1, is set to build 1200 homes, a motorcoach park and a commercial zone. Soon, LD Lots will transfer to Silverado Homes Village 10 & Village 14 when RED completes the lift pump at DVR and Sutro Blvd. Silverado will add between 200-300 homes depending on dirt availability. Gallery Phase 2 is owned by Apache homes

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DVCA has Opposed Developments Before

Wednesday, December 19, 2001
Dayton Valley residents oppose location of proposed affordable housing units

https://www.recordcourier.com/news/2001/dec/19/dayton-valley-residents-oppose-location-of-propose/

HOAs: Eldorado Lakes (the master HOA), Dayton Valley Country Club (DVCC), Dayton Valley community Association (DVCA), Airpark HOA, Legado HOA, Quail Ridge HOA, Northpoint HOA, Hillcrest HOA, River Park HOA, Rancho Vista HOA, Airpark HOA and Airpark Executive Park HOA.

COMPANIES: Hermmann Ranch, John Lawrence of Nevada, Comlaw445, Davada Development, Landmark Homes, Dayton Valley Investors (DVI), Riverview Estates, Lakemont Homes, Legado Dayton Homes, LD Lots, Silverado Homes , Dayton Partners No 1 (The RED, Ltd).

Eldorado Lakes HOA (1976) – First HOA (Recorded as "Eldorado", printed as "El Dorado") which later became Hillcrest, Northpointe and Point Legado.

River Village HOA (1983) – This is the first houses you get to on DVR Rd – just past the 1st & 10.

Rancho Vista HOA (1987) – This is the houses on the SOUTH side of DVR past Sutro Rd.

Quail Ridge HOA (1987) – These are the houses immediately to the east of DVCA

Airpark HOA (1988) – This is the airport homes, both inside and outside, the DVCA gates

Airpark Executive Park HOA (1989) – This is the businesses off Lakes Blvd

Hillcrest HOA (1989) – This is the community immediately NORTH of the Bayhill Exit.

Dayton Valley Country Club [DVCC] (1989) – This is "all real property" located in the "Project". This includes the golf course - Sections 17,18 & 19 of Township 16 North, Range 22 East. As DVCC Units 1-8 were completed they were transferred to DVCA.

Dayton Valley community Association (DVCA) (1989) – This is us. DVCA was originally in charge of maintaining the common areas of the DVCC and collecting dues. We now maintain the common areas of DVCA and collect dues.

Northpoint HOA (1989) – This is the homes between Hillcrest and Point Legado on DVR.

Legado HOA (2006) – This is the neighboring community consisting of Legado 9, 10 & 14, Point Legado (across DVR on Lammari) and all of Legacy 49.

Ralph Herrmann (1976-1998) created the entire development on paper back in the 70's and 80's on his land called "Herrmann Ranch". Herrmann never built anything – he just had a dream to turn his alfalfa field into a large development. There are several generations of Herrmanns involved in the initial creation of the development – called ELDORADO LAKES. Eldorado Lakes is the "master association" in which all the sub-associations were broken-off and created. His dream was a community with an airport anchored at one end. There is never a mention of a golf course.

Davada Development Corporation (1984-1997) was the first developer to gain all of the land from the Herrmann trust and the first developer/declarant. They created the Eldorado Lakes CC&Rs but their focus seems to be on the airport, quail ridge and rancho vista. They became declarant in '86, transferred most land in '87 and relinquished declarant status to John Lawrence in '89.

John Lawrence of Nevada (1986-1998) (the American arm of John Lawrence of Glasgow) was Scotland's largest homebuilder. They were also the developer builder who turned Eldoarado Lakes into a reality. The property controlled by Lawrence was vast – ALL of DVR from the 50 to the Ranchos. Every single housing subdivision, commercial plat, and the Airpark. Lawrence Marlbourgh was the grandson of John Lawrence and was running the corporation at the time. He moved to America where he died. He business address was 401 Dayton Valley Rd – Where Eldoardo Storage is currently located.

JOHN Lawrence (Glasgow) Ltd, which was once one of Scotland's biggest construction consortiums, has been driven into receivership as a result of debts of several million pounds

https://www.heraldscotland.com/news/12081197.receivers-appointed-as-a-result-of-an-acute-cash-flow-crisis/

Comlaw No 445 (1988-2001) is the UK company that took John Lawrence into receivership when the bankruptcy began in the mid '90s. They would sell ALL interests to DVI.

Landmark Homes (1994-2007) was a builder for Davada and built most of DVCC 3a & 3b (La Costa).

Dayton Valley Investors (1999-2020) begins the modern era of our community. It is owned by Joe Wade (who also owned the airport). DVI built most of DVCA. DVI and Lakemont Homes stopped all construction during the housing crash of 2008. Greg Peitzmeier was the manager.

Lakemont Homes (2001)-2015 was the builder arm of DVI. They had several LLCs like "Lakemont Homes I" and "Lakemont Homes II". Joe Wade is the owner and Greg Peitzmeier was the manager. Closed abruptly in 2008.

Riverview Estates (2002-2003) Was assigned ownership from DVI of DVCC 3c and built homes on La Costa.

DBBR (2002-2016) DBBR was owned by a local realtor Barbara Rainey who built the Gallery. Originally, the duplex homes were separate from DVCA but Wade and Peitzmeier wanted a third exit from the community so they pressed her to connect it to Bayhill.

Legado Dayton Homes (2012-2013) is the company that purchased the model homes and the "incomplete" homes from foreclosure. Greg Peitzmeier was the manager.

LD Lots (2012-Present) is a "separate' company that purchased the 200 improved and 256 paper lots from foreclosure because Joe Wade was part of DVI and was the owner during the foreclosure. LD Lots would sell exclusively to Silverado Homes – owned by Joe Wade. Joe Wade owned LD Lots when Village 10 & 14 was unbuilt.

Silverado Dayton Valley (2012-Present) is a builder – again, owned by Joe Wade, that built after the 2008 housing crash. Greg Peitzmeier was the manager until all the lots were built and then he retired. Mike Evans became the manager. In 2024 Silverado was planning on building Village 10 & 14 and the other half of Point Legado (across DVR).

The RED, LTD (2022-Present) - (AKA Dayton Partners No 1) is owned by Jaimee Yoshizawa. She is developing the majority of Legado HOA by building 1200 new homes, a commercial zone, gas station, c-store and a sewer lift pump. Without the lift pump Silverado is sewer locked and cannot build.

RED / DAYTON PARTNERS NO 1

667609 - Memorandum: Water Rights Option 016-361-66 (Dayton Partners No 1)
667608 –Memorandum: Water Rights Option 016-361-63 & 016-361-65 (Dayton Partners No 1)
661934 – Memorandum: Water Rights Option 016-361-63 & 016-361-65 (Dayton Partners No 1)
657295, 657572 Memorandum: Purchase Option 016-361-66 (Dayton Partners No 1)
676015, 676016, 676017 Deed, Deed and Deed of Trust for 016-361-63 (Dayton Partners No 1)
657293, 657294, 657296 Deed, Deed and Deed of Trust for 016-361-71 (Dayton Partners No 1)

HISTORY

619876 assignment of declarant rights 9/19/2020 (LD Lots, Silverado) 8/19/20
• Declarant rights to Silverado for some DVCA lots

614331 assignment of declarant rights 4/29/2020 (LD Lots, DVI, Lakemont, Silverado)
• Declarant rights to Silverado for some DVCA lots and Legado Lots

609332 Landscape Maintenance Agreement 1/15/20 (DVGC, DVCA)
• Gives DVCA easement and rights to maintain "road adjacent" GC property

530900, 53901 restatement of access and utility agreement 1/14/15
• Reinstates 458581, 458582 – Driving range and Lakemont easement access

530897, 530898, 530899 Amended and restated golf course water agreement 1/14/15 (Atlas, DVI)
• Restates 458586, 458587, 458588

525810 assignment of declarant rights 9/19/2014 (LD Lots, Silverado)
• Declarant rights to Silverado for some DVCA lots and Legado Lots, GC

525039 Second Amended and Restated Agreement Regarding Implementation of the Herrmann Ranch Development Agreement 7/8/99 (Comlaw445, Comlaw445)
• Extension of agreement for Atlas, LD Lots to develop land per Herrmann Ranch agreement

522345 grant of access and utility easement 6/16/2014 (DVI, LD Lots, Silverado, Legado)
• DVI gives LD Lots, Silverado and Legado access to all DVCA roads

506472 assignment of declarant rights (5/2/2013) (Silverado, , LD Lots, Legado, DVCC)
• Declarant rights from LD Lots to Silverado

466384 effluent agreement 10/12/2010 (Lyon county/dvi)
• Effluent agreement with county

458589 subordination, non-disturbance and attornment agreement 5/4/2010 (DVI, GC, Atlas)
• Water rights`

ComLaw445 = ComLaw No 445 Limited
DAVADA = Davada Development Corp
DVA = Dayton Valley Airpark
DVGC = Duncan Owned Golf Course
DVI = Dayton Valley Investors (Lakemont's parent company)
GC = Golf Course
LD Lots = Silverado's lot holding company
Three-J = Lakemont owned Golf Course

458588 agreement regarding golf course operations, maintenance and memberships (Dayton valley golf course)
• Course maintenance, membership

458587 cooperation agreement 5/4/2010 (DVI, DVGC)
• Conveying of roads, Tennis courts, DVR landscaping, Effluent use

458586 water rights deed 5/4/2010 (Three-J, DVGC)
• Three-J & DVI gives water rights to Duncan

458582 GC water agreement 5/4/2010 (DVI, DVGC)
• Water rights, effluent background, history

458581 access and utility easement (driving range to golf maintenance facility) 5/4/2010 (DVI, DVGC)
• DVI gives access to Duncan for driving range easement

458580 access and utility easement (lakeview to golf maintenance facility) 5/4/2010 (DVI, DVGC)
• DVI given Duncan access to Lakeview for GC maintenance shed

459579 Office well access and use easement 5/4/2010 (DVI, DVGC)
• DVI water rights to Duncan

458578 grant, bargain and sale deed 5/4/2010 (DVI, DVGC)
• Sale of GC to Duncan from DVI

458577 grant, bargain and sale deed 5/4/2010 (Three-J, DVGC)
• Sale of GC to Duncan from Three-J

458576 access and utility easement (streets within the golf course) 05/04/2010 (Three-J, GC, Lakemont, Legado)
• Lakemont's & Legado Homes (not Legado HOA) access to all streets owned by Golf Course

458575 easement deed 5/4/2010 (Three-J, DVI)
• Airpark Easement to DVCA roads

416152 Agreement for the sale of treated effluent 11/2/07 (Lyon County, Three-j)
• Lyon County's agreement with the GC and Three-J

39900 Private Access & PUE Agreement 1/17/2007
• Three-J gives Legado access to drainage ditch off Palmer (near old CC)

368809 Airport Facility Use Agreement 11/23/05 (DVA, DVI, Airpark)
• Gives airpark rights to use the runways

346797 50’ Private Access & Drain Easement 3/31/2005 (Three-J, DVI)
• Three-J gives DVI access across GC to connect Stonehaven to St. Andrews

304948 60’ Private Access Agreement 9/24/03 (Three-J, DVI)
• Three-J gives DVI access across GC to connect Grayhawk to St. Andrews

268599 Agreement regarding assignments 11/16/01 (Comlaw445, Three-J, DVI)
• Comlaw445 transfers all the Declarant Rights and CC&R’s to DVI

236173 Easement deed 7/8/99 (Comlaw445, Comlaw445)
• Comlaw445 creates easement for the tennis courts

228391 Memorandum 1/8/99 (Comlaw445, DVI)
• Comlaw445 agreement with DVI for transfer of Golf Course

228390 Coordination Agreement 1/8/99 (Comlaw445, DVI)
• Comlaw445 gives DVI full easements and access to DVCA and Golf course

141820 Airport Facility Use Agreement 5/30/91 (John Lawrence, Airpark)
• First Airpark use agreement

111626 Application for Agricultural Use Assessment 11/17/87 (John Lawrence)
• John Lawrence Leaseback to Ronald Yamamoto to grow onions on 294.28 acres

105478 Grant, Bargain and Sale Deed 2/3/87 (Davada, John Lawrence)
• Sale of most property from Davada to John Lawrence.

97597 Hermann Ranch Development Agreement 1/30/86 (Lyon County, Davada, Eldorado Investment)
• It all starts here

92698 Application for Agricultural Use Assessment 5/15/85
• Davada and Eldorado Investments wants Alfalfa & Grazing Ag Use to continue

90464 Grant, Bargain and Sale Deed 12/31/84 (Hermann, Davada)
• Sale of most property from Hermann to Davada

<u>Golf Course Ownership</u>

1. **John Lawrence (1990-1998)** – Marlborough, Lawrence
2. **Comlaw No 445 (1998-2000) -** Receivership
3. **Three-J, Inc (2000-2010) -** Johanson, Edward; Wade, Joseph; Kepler, James
4. **Dayton Valley Golf Course, LLC (2010-2020)** – Duncan, Tom
5. **Tour Specs (2020-Present)** - Kepler, Jim

Note: Agreement with Tour Specs Golf Course Management to defer the reclaimed water user fees until June 30, 2027 (David Bruketta). -Agreement with Tour Specs Golf to defer effluent user fees

CC&Rs

657242 Supplemental Declaration for Point Legado Phase 3 (5/13/22)
582994 AMD/CC&Rs First Amendment for The Gallery (7/2/18)
531813 Supplemental Declaration for Legado Village 9 Phase 1A & 1B (2/6/15)
462667 AMD/CC&R's for Dayton Valley Community Association [DVCA] (7/23/10)
393162 CC&Rs for Legado HOA (10/12/06)
340133 AMD/CC&R's for Second Amendment Airpark (1/10/05)
322897 CC&Rs for The Gallery (6/10/04)
285888 AMD/CC&R's for Dayton Valley Country Club [Creates DVCA] (11/15/02)
172173 CC&R's for North Pointe (6/3/94)
172172 CC&R's for De-annexation from Eldorado Lakes for Northpointe (6/3/94)
156874 AMD/CC&R's for River Village (12/01/92)
153961 De-annexation for River Village from Eldorado Lakes (8/5/92)
153960 CC&R's for River Village 3b, 4, 2b ,2c ,2d (8/5/92)
153675 CC&R's for Quail Ridge 3 (7/30/92)
150675 AMD/CC&R's for Eldorado Lakes (4/15/92)
139928 CC&R's for Dayton Valley Airpark Estates 2 (1/10/91)
138927 CC&R's for Dayton Valley Airpark Estates (1/10/91)
138134 CC&R's for Dayton Valley Country Club 2 (12/6/90)
136253 CC&R's for River Village 5 (9/28/90)
133393 CC&R's for Dayton Valley Country Club [Creates DVCA] (5/18/90)
129665 CC&R's for Dayton Valley Airpark Estates (12/12/89)
129149 CC&R's for Dayton Valley Country Club (11/21/89)
128679 CC&R's for Hillcrest (11/9/89)
128537 CC&R's for Dayton Valley Country Club (11/2/89)
128089 CC&R's for Quail Ridge 4 (9/28/89)
127736 CC&R's for River Village 3B & 4 (9/28/89)
126390 CC&R's for Hillcrest (8/9/89)
125632 CC&R's for Dayton Valley Executive Park (7/7/89)
125631 CC&R's for Eldorado Lakes (7/7/89)
129149 CC&R's for Dayton Valley Country Club (11/21/89)
115480 CC&Rs for Eldorado Airpark (4/28/88)
111430 AMD/CC&R's Rancho Vista (11/4/87)
108954 CC&R's for Quail Ridge Lots 1-51 (7/17/87)
106071 CC&R's for Rancho Vista (3/12/87)
102983 CC&R's and Consent to Annexation to Eldorado Lakes (10/28/86)
102981 Consent to Annexation to Eldorado Lakes (10/28/86)
98262 CC&R's of El dorado Lakes and the El Dorado Lakes Master Association (3/12/86)
93451 Declaration of Restrictions for River Village (6/21/85)
90411 Plat Map for Eldorado Lakes from Lakes Blvd East
90410 Plat map for Eldorado Lakes at (future) DVR & Lakes Blvd
93451 Declaration of Restrictions of River Valley Subdivision (6/21/85)
79122 Subdivision Map River Village Subdivision Unit IIa (8/1/83)
26008 Declaration of Restrictions for Eldorado Lakes Subdivision (4/26/76)

FIRST / LAST SEEN DEVELOPERS AND BUILDERS (also DVCA and DVCC for Reference)

First 657293 – DAYTON PARTNERS NO 1 (The RED, Ltd) – Deed 5/13/2022
Last 614331 – DAYTON VALLEY INVESTORS – Assignment 4/29/20
Last 551406 – DBBR – Deed (6/7/16)
Last 541764 – DAYTON VALLEY COUNTRY CLUB – Assignment 10/1/15
Last 541764 – LAKEMONT HOMES – Assignment 10/1/15
First 488020 – LD LOTS LLC – Deed 2/29/12
Last 510521 – LEGADO DAYTON HOMES LLC – Deed 7/31/13
First 488018 – LEGADO DAYTON HOMES LLC – Deed 2/29/12
First 499299 – SILVERADO DAYTON VALLEY INC – Deed 12/28/12
Last 462491 – LAKEMONT DAYTON HOMES – Trustee Deed 7/20/10
Last 435931 – ATLAS DEVELOPMENT I LLC – Deed 12/8/08
Last 419718 – LANDMARK HOMES – Reconveyance 1/23/2008
Last 310071 – RIVERVIEW ESTATES LLC – Notice 12/11/2003
First 273610 – DBBR LLC – Deed (3/13/02)
First 287813 – RIVERVIEW ESTATES LLC – Deed 12/23/2002
Last 268758 – COMLAW NO 445 LIMITED – Deed 12/20/01
First 260228 – LAKEMONT DAYTON HOMES – Deed 4/26/01
First 228389 – DAYTON VALLEY INVESTORS – Deed 1/8/99
Last 219610 – JOHN LAWRENCE NEVADA – Deed 6/2/98
Last 213678 – DAVADA – Termination 12/30/97
Last 201123 – FOOTHILL DEVELOPMENT – Deed 12/27/96
First 181423 – DAYTON VALLEY COMMUNITY ASSN – Deed 4/21/95
First 177274 – LANDMARK HOMES – Deed 11/23/94
First 128537 – DAYTON VALLEY COUNTRY CLUB – Subdivision Map 8/17/99
First 78488 – FOOTHILL DEVELOPMENT – Judgment 6/27/83
First 21782 – COMLAW NO 445 LIMITED – Deed 4/9/88
First 10490 – JOHN LAWRENCE NEVADA – Deed 12/19/86
First 90462 – DAVADA – Deed 12/31/84
First 25267 – HERRMANN - Subdivision Map 4/26/76

NRED LAWSUIT 2021-696 & 2021-761

In 2021 the Nevada Real Estate Division took disciplinary action against the BOD alleging that DVCA's mandated maintenance of Palmer Dr and the Palmer gatehouse constituted an enrichment to the owner of the golf course who sat on the BOD. During discovery and litigation LKG law produced an astonishing amount of documentation. The action can be found online by searching for the case number shown above. The states and respondents' exhibits were attained through a FOIA request with NRED and given to DVCA custodian of records for storage.

232541 – Parcel Map 4/19/99
156206 – Dayton Valley CC Unit 4 (Palmer / La Costa) 11/5/92

Bayhill Guardshack

APN: LI000822 Guard Shack on Bayhill Drive NV (Leasehold Improvements)