

4.14 Acre Tract
located in N1/2SW1/4 Section 20,
T12S, R69W, 6th P.M.,
Teller County, Colorado.

0345466 08/07/1986 11130
TELLER COUNTY, CO
BK 385 PG 58 SHIRLEY A BEACH, RECORDER

A tract of land located in the North one-half of the Southwest one-quarter (N1/2SW1/4) of Section 20, Township 12 South, Range 69 West of the Sixth Principal Meridian, County of Teller, State of Colorado, described as follows:

Beginning at the Southwest corner of Lot 35, Block Three, "SPRING VALLEY 7th FILING" as platted and recorded in Plat Book D at Pages 28, 29 and 30 under Reception Number 207060 of the records of Teller County, Colorado, thence S 3°02'49" W along the Easterly Right-of-Way line of Pinewood Circle as platted in said "SPRING VALLEY 7th FILING" a distance of 248.39 feet to the Northerly Right-of-Way line of a road known as Spring Valley Drive and platted in the Refilling Plat recorded in Plat Book H at Page 89 under Reception Number 290100 of said Teller County records, thence along a curve to the right (and said Northerly Right-of-Way line) having a radius of 330.00 feet, a central angle of 31°44'37", an arc length of 182.83 feet and whose chord bears S 65°52'19" E to a point of tangent, thence S 50°00'00" E along said tangent (and said Northerly Right-of-Way line) a distance of 100.00 feet to a point of curve of a curve to the left, thence along said curve (and said Northerly Right-of-Way line) having a radius of 297.57 feet, a central angle of 24°21'27", an arc length of 126.50 feet to a point of tangent, thence S 74°21'27" E along said tangent (and said Northerly Right-of-Way line) a distance of 60.00 feet to a point of curve of a curve to the left, thence along said curve (and said Northerly Right-of-Way line) having a radius of 134.87 feet, a central angle of 65°33'44", an arc length of 154.33 feet to a point of tangent, thence N 40°04'49" E along said tangent and the Northwesterly Right-of-Way line of said existing road known as Spring Valley Drive as platted in SHADOW LAKE and recorded in Plat Book B at Pages 61, 62, 63 and 64 under Reception Number 192910 of said Teller County records a distance of 41.49 feet to a point of curve of a curve to the left, thence along said curve (and said Northwesterly Right-of-Way line) having a radius of 150.00 feet, a central angle of 31°55'10", an arc length of 83.56 feet to a point of tangent, thence N 8°09'39" E along said tangent (and said Northwesterly Right-of-Way line) a distance of 77.02 feet, thence N5°54'36" E along the Westerly Right-of-Way line of Lake Drive as platted in said "SPRING VALLEY 7th FILING" a distance of 126.15 feet to the Southeast corner of that tract of land described in the Deed recorded on Card 1584 in Drawer 17 under Reception Number 242333 of said Teller County records, thence S 86°06'10" W along the Southerly line of said tract a distance of 286.15 feet to the Southeast corner of that tract of land described on Card 1481 in Drawer 24 under Reception Number 259788 of said Teller County records, thence N69°12'24" W along the Southwesterly line of said tract a distance of 358.81 feet to the point of beginning, containing 4.14 acres, more or less.

ATTACHMENT "A"

DECLARATION OF PROTECTIVE COVENANTS

The undersigned, being the owners in fee simple of the following described property situate in Teller County, Colorado, to-wit:

SEE ATTACHMENT "A"

do hereby make this Declaration of Protective Covenants applicable to all of said described property.

1. The approval of the Architectural Control Committee shall be required if said described property is to be used for purposes other than residential. No business of any kind shall be permitted unless approved by the Committee.

2. No more than one dwelling shall be located upon the said property. The property shall not be divided.

3. No construction shall be commenced until construction plans and specifications and plans showing the location and size of the structure have been approved by the Architectural Control Committee as to the quality of workmanship and materials and harmony of external design with existing structures. Approval shall be obtained as provided in restrictions numbered 15 and 16 hereof.

4. No garage, barn or other outbuildings erected on the property shall at any time be used as a residence, either temporary or permanent, nor shall any basement or other structure of a temporary character be used as a residence.

5. All buildings and structures and items placed upon the premises shall have exterior finish and be neat in appearance.

6. No noxious or offensive activity shall be carried on or upon the property, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.

7. Trash, garbage and other waste shall be kept in sanitary, attractive and neat containers. Garbage and trash shall be disposed of by removal from the premises. The property shall not be used for dumping trash or garbage. Items considered unsightly and offensive by the Architectural Control Committee shall not be placed on the property.

8. No person shall be allowed to keep, breed or raise poultry, hogs, pigs, sheep or goats on the property, or erect any buildings designed to house the same.

9. Construction begun on the property shall be completed within two (2) years, and if not so completed, such construction may be removed by the Architectural Control Committee and the expense of moving same shall be charged against the property upon which it is situated and shall be a lien against the same for all costs incurred, including any legal costs.

10. All lavatories and/or toilets shall be built indoors and connected with outside septic system. No outside toilets shall be permitted at any time.

11. Sufficient fencing shall be erected on the premises to enclose and retain all animals.

12. Approval of the Architectural Control Committee shall be required before house trailers, mobile homes, camp trailers, tents or campers are placed on the property herein described.

Specifics

DECLARATION OF PROTECTIVE COVENANTS

13. The approval of the Architectural Control Committee shall be required when buildings and structures are to be moved from another location and placed on the property described herein. All structures located on the land herein described must be approved by the Architectural Control Committee.

14. No oil well drilling, oil operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in the property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted. No derrick or other structures designed for use in boring for oil or natural gas shall be erected, maintained or permitted. No windmills shall be permitted at any time.

15. The Architectural Control Committee is composed of the Board of Directors of the Spring Valley Recreational Corporation* (also known as the Spring Valley Property Owners and Recreational Corporation). In the event the Board of Directors of the Spring Valley Property Owners and Recreational Corporation agrees to no longer act as the Architectural Control Committee, said Board of Directors shall have full authority to designate a successor. Neither the members of the committee nor their designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

16. The Committee's approval or disapproval as required by these covenants, shall be in writing. In the event the committee or its designated representative fails to approve or disapprove within 30 days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenant shall be deemed to have been fully complied with.

17. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lot or parcels as shown on the map referred to in the Spring Valley Recreational Corporation by laws has been recorded, agreeing to change said covenants in whole or in part.

18. In the event that anyone shall violate any of these covenants, it shall be lawful for any owner of a lot or parcel in the area, as defined on map referred to in covenant number 17, to maintain an action in Law or Equity against the person or persons so violating the covenants in order to restrain or enjoin the violation and enforce the covenants or to recover damages for the violation thereof.

19. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

20. These covenants are placed of record for the benefit of future owners but the same are personal to the undersigned, and the right is specifically reserved by the undersigned regardless of anything stated here and above to release or add to any provisions of the same or all of the same if the undersigned or undersigned successors deems such releases and/or additions for the benefit of the land and the parties involved.

In witness whereof, the undersigned have affixed their hands and seals on the dates shown on the acknowledgement hereof.

ATTEST:

Jane M. Steiner
Secretary/Treasurer

*Spring Valley Recreational Corporation, P. O. Box 513, Divide, Co 80814

SPRING VALLEY CORPORATION

BY *Wanda L. Burgess*
President



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DECLARATION OF PROTECTIVE COVENANTS - page 3 of 3

STATE OF COLORADO)
) ss
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me by Jane L. Starker
and Wendee L. Burgess

on this 21st day of May 1984

Witness my hand and official seal.

Marian E. Jensen
Notary Public

My commission expires May 20, 1987

Legal Description
 4.14 Acre Tract
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