

107208

BOOK 315 PAGE 414

DECLARATION OF PROTECTIVE COVENANTS

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

SPRING VALLEY, FOURTH FILING

TELLER COUNTY, COLORADO

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 any lot is to be used for purposes other than residential. No business of any kind shall be permitted unless approved by the Committee.
2. No dwelling shall be permitted on any lot which shall have a ground floor area of the main structure which is less than 400 square feet, exclusive of one story open porches and garages.
3. No more than one dwelling shall be located upon any lot as numbered on the plat of this subdivision. No lot shall be divided; the lots shall remain as platted.
4. No construction shall be started or commenced on any lot until construction plans and specifications and plans showing the location 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 number 16 and 17 hereof.
5. No garage, barn or other outbuildings erected on any lot 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.
6. All buildings and structures upon the premises shall have exterior finish and be neat in appearance.
7. No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.
8. Incinerators shall be provided for disposal of all garbage and trash upon the premises. No lot shall be used for dumping trash or garbage. Items considered unsightly and offensive by the Architectural Control Committee shall not be placed on any lot.
9. No person shall be allowed to keep, breed or raise poultry, hogs, pigs, sheep or goats on any lot, or erect any buildings designed to house the same.
10. Construction begun on any lot shall be completed within two (2) years.
11. All lavatories and/or toilets shall be built indoors and connected with outside septic tank or covered cesspool. No outside toilets shall be permitted at any time.
12. Sufficient fencing shall be erected on the premises to enclose and retain all

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11. All lavatories and/or toilets shall be built indoors and connected with outside septic tank or covered cesspool. No outside toilets shall be permitted at any time.

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

13. No house trailer, mobile home, camp trailer, tent, or camper shall be placed on any lots any time.

14. 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 lots described herein. All structures located on the lots herein described must be approved by the Architectural Control Committee.

Amendment to Covenants

Paragraph #1, Filing #4, Spring Valley, dated January 26, 1968, shall be amended to add the following sentences:

“A dwelling or portions of a dwelling shall not be rented for a period of less than thirty (30) days. All leases shall be in writing and for a term of thirty (30) days or longer. The lease shall not contain any provisions for said lease to be void in less than thirty (30) days. Leasing of the dwelling for thirty (30) days or longer shall be in accordance with Spring Valley Property Owners and Recreational Corporation (SVPORC) Rental Policy. The property owner must make available to the lessee current copies of the Declaration, Bylaws, and the rules and regulations available from SVPORC.”