

DECLARATION OF PROTECTIVE COVENANTS

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

That portion of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 12 South, Range 69 West of the 6th P. M. Teller County, Colorado described as follows:

Beginning at the SE corner of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, thence Northerly on the East line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, to the SE corner of Spring Valley 2nd Filing as recorded in Plat Book B at Pages 59 and 60 of the records of said Teller County, thence Southwesterly on the Southerly line of said Spring Valley 2nd Filing a distance of 420.28 feet to the Easterly line of an access road as shown on the plat of Shadow Lake as recorded in Plat Book B at Pages 61, 62, 63, and 64 of the records of said Teller County, thence S $20^{\circ}14'47''$ E on said East line a distance of 2.98 feet; thence on a curve to the right having a central angle of $30^{\circ}00'47''$ and a radius of 280.0 feet; thence S $9^{\circ}46'00''$ W on a tangent to the last mentioned curve a distance of 17.94 feet; thence on a curve to the right having a central of $21^{\circ}19'50''$ and a radius of 305.0 feet; thence S $31^{\circ}05'50''$ W on a tangent to the last mentioned curve a distance of 180.94 feet; thence on a curve to the right having a central angle of $59^{\circ}53'25''$ and a radius of 130.0 feet; thence angle left 90° southerly from the forward tangent to the last mentioned to intersect the South line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, thence Easterly on said South line to the point of beginning, containing 6.23 acres more or less.

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ORDINANCE NO. 17913

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 the property herein described 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 which shall have a ground floor area of the main structure which is less than 600 square feet, exclusive of one story open porches and parapets.
3. The land herein described shall not be divided into more than two parcels. No parcel shall be smaller than one acre. No more than one dwelling shall be located on each parcel.
4. No construction shall be started or commenced until construction plans and specifications and plans showing the location of the structures 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 the property herein described 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 the herein described property, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.
8. The property herein described 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 herein described property.
9. No person shall be allowed to keep, breed or raise poultry, hogs, pigs, sheep or goats, or erect any buildings designed to house the same.
10. Construction begun on the herein described property shall be completed within two (2) years, and if not so completed, such construction may be removed by the developers or the Architectural Control Committee and expense of moving same shall be charged against the property herein described upon which it is situated and shall be a lien against the same for all costs incurred, including any legal cost, if any.
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 the herein described property at any time unless approved by the Architectural Control Committee.
14. 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.
15. No oil well drilling, oil operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in the herein described property; nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted. No derrick or

