

AUG 30 1971

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PROTECTIVE COVENANTS FOR OLD PARK SUBDIVISION

Know all Men By These Presents, M.P.L. Co., a Colorado Corporation, with Gerald J. Bylsma, as President, and John F. Orr, as Secretary, being the owner of the lands, in the County of Grand, and State of Colorado, which are herein mentioned and being the Subdivider thereof into the Subdivision names Old Park Subdivision does hereby enter into, make and establish the following PROTECTIVE COVENANTS for and applicable to the said portion of Old Park Subdivision Filings 3, 4 and 5, being conveyed by deed attached hereto, of which this instrument is a part.

1. No dwelling shall be used for other than single family residential use.
2. No dwelling shall be erected or permitted on any lot with a ground-floor area, exclusive of one-story open porches and garages, less than 500 square feet for single-story structures, or less than 1000 square feet for multi-story structures.
3. No outdoor privy shall be permitted to remain in use after the main residential structure is enclosed.
4. No basement, shack, tent, garage or like structure shall be erected, occupied or used as a residence temporarily or permanently, nor shall any temporary structure be occupied as a residence. No house trailer or camper or camping trailer shall be permitted to remain on the premises.
5. There shall be no dumps on any property; refuse materials shall be burned, buried, or hauled away to the County dump.
6. No abandoned or unlicensed automobiles shall be permitted to be stored on the premises.
7. All structures shall be completely enclosed within six months from the date of commencement of construction.
8. A private stable may be maintained for horses. No other animals, except household pets may be kept on the premises.
9. No motor driven cycle, scooter, or similar vehicle shall be permitted to operate within the limits of this subdivision.
10. Lot numbers 1, 2 and 3 of Block E, Old Park 4th filing shall be considered as and sold as integral parts of corresponding lot numbers 1, 2, and 3 of Block E, Old Park 3rd filing.

M. P. L. Co.

By: Gerald J. Bylsma
Gerald J. Bylsma, President

Attest:

John F. Orr
John F. Orr, Secretary

STATE OF COLORADO } ss.
COUNTY OF GRAND }

The foregoing instrument was acknowledged before me this 4th day of August, 1971, by Gerald J. Bylsma.

My Commission Expires July 9, 1974.
Witness my hand and official seal.



William L. Anken
William L. Anken, Notary Public