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May 18, 1960

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DECLARATION OF PROTECTIVE COVENANTS
FOR RESIDENTIAL ESTATES
ESTATES OF COLORADO, PARK COUNTY, COLORADO

1. All estates shall be restricted to residential uses unless otherwise noted on the plats.
2. Only one-family dwellings and auxiliary buildings or structures usual thereto may be erected or placed on any estate which is restricted to residential uses.
3. No dwelling used as living quarters shall be erected or placed on any estate which has a ground floor area of less than 400 square feet exclusive of garage area, open porches, patios and courts. Sanitary facilities installed on any estate must conform to minimum requirements of the Colorado State Department of Public Health. All access roads from estates to public roadways must comply with applicable requirements of Park County, Colorado.
4. No structure of a temporary nature, basement, shack, garage or other outbuilding shall be used at any time as a temporary or permanent family dwelling, except that a trailer house or tent may be used as temporary living quarters for an aggregate period not exceeding one month in any calendar year but shall never be used as permanent living quarters.
5. No dwelling or other structure or building shall be erected or placed closer than fifty feet to a county roadway or closer than fifteen feet to the property line of an adjoining estate owner.
6. No livestock, animals or poultry of any kind may be kept, bred or raised on any estate, except that dogs, cats or other household pets may be kept if same are not maintained or bred for commercial purposes and that not more than five horses may be kept on an estate if confined thereto by fence or other restraint and if same are not kept, bred or maintained for commercial purposes.
7. Hunting and the firing of firearms, the use of explosives other than for construction purposes, and any activity which might be hazardous to life or property or which constitutes a nuisance or annoyance are strictly prohibited. No noxious or offensive activity shall be carried on upon any estate. No estate shall be used or

maintained as a dumping ground for rubbish or trash.

8. No estate may be used for the storage of materials in the open, except that building materials intended for use in the erection of a dwelling or auxiliary structures on the premises may be kept in the open for a period not to exceed six months during construction.

9. These covenants shall have no application to sites, lots, tracts or estates designated on the plats as being for recreational, business, commercial or industrial uses.

10. Nothing in these covenants shall prevent the subdivider or its agents from constructing and occupying temporary office quarters or from erecting or displaying signs on any estate. The subdivider reserves the right to grant to any person the privilege of erecting and occupying a temporary shop or storage building on any estate.

11. The foregoing covenants run with the land and shall bind all parties and their heirs, successors and assigns and those persons claiming under them until January 1, 1970, after which time said covenants shall be automatically extended for successive five-year periods unless by a vote of the owners of a majority of the estates said covenants are then changed in whole or in part.

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

IN WITNESS WHEREOF, ESTATES OF THE WORLD, INC. has caused its corporate name to be hereunto subscribed by its _____ President,

and its corporate seal to be hereunto affixed, attested by its

Secretary, the 18th day of May, 1960.

ESTATES OF THE WORLD, INC.

By _____

President

STATE OF COLORADO

CITY AND COUNTY OF DENVER }

SS.

COUNTY OF JEFFERSON

The foregoing instrument was acknowledged before me this 18th day of May, 1960, by GLENN I. PAYTON, JR. as _____ President and W. R. MUELLER as ASSISTANT Secretary of ESTATES OF THE WORLD, INC., a Hawaii corporation.

My commission expires AUGUST 28, 1962.
Witness my hand and official seal.

Herbert O. Linn
Notary Public