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EVENING SKY SUBDIVISION COVENANTS

1. **Setback from Roads.** The following setbacks from roads in Montezuma County are required:
 - a. New fences are to be set back a minimum of 30 feet from the centerline of County roads.
 - b. Setbacks for dwellings are to be minimum of 120 feet from County Road right-of-ways , and a minimum of 25 feet from the right-of-way of service roads or streets within a platted subdivision where physically possible.
 - c. Setbacks for barns, garages, and other auxiliary structures should be a minimum of 25 feet from County road right-of-way and property lines not adjacent to roads and highways where physically possible.
 2. **Lighting.** All outdoor lighting should be designed to illuminate only the premises and to minimize nuisance to adjoining land owners.
 3. **Drainage.** All open areas of any site, lot, tract or parcel should be graded and planted as appropriate to provide proper drainage and minimize flooding, erosion and pollution.
 4. **Views and Sunlight.** Buildings and structures constructed in a subdivision shall be placed, so as to minimize undue obstruction of views and sunlight to existing dwellings on adjacent properties.
 5. **Noxious Weed Control.** Any subdivision will require inspections for noxious weed infestation under provisions of the Colorado Weed Management Act, the Montezuma County Comprehensive Weed Management Plan Resolution 4-93 and development and submittal of an approved weed management plan.
 6. Any public facilities shall comply with the Federal Americans with Disabilities Act.
 7. **Industrial Restrictions.** The land may not be used for industrial use.
 - a. No heavy equipment traffic in and out of subdivision, or may not be used as an industrial yard.
 8. **Trees.** The tree line separating the two pieces of property may not be cut down except for pruning and clearing out dead stand.
 9. **Trash Restrictions.** No trash may be put on either side of the tree line.
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10. Farm Animal Restriction. No more than one pig on each piece of property.
 11. Non-operating Vehicles. No more than two non-operating vehicles are allowed to be parked on the property.
 12. Costs of Fences. The fences dividing the two lots must be built and maintained, the costs must be divided equally between the two owners.
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