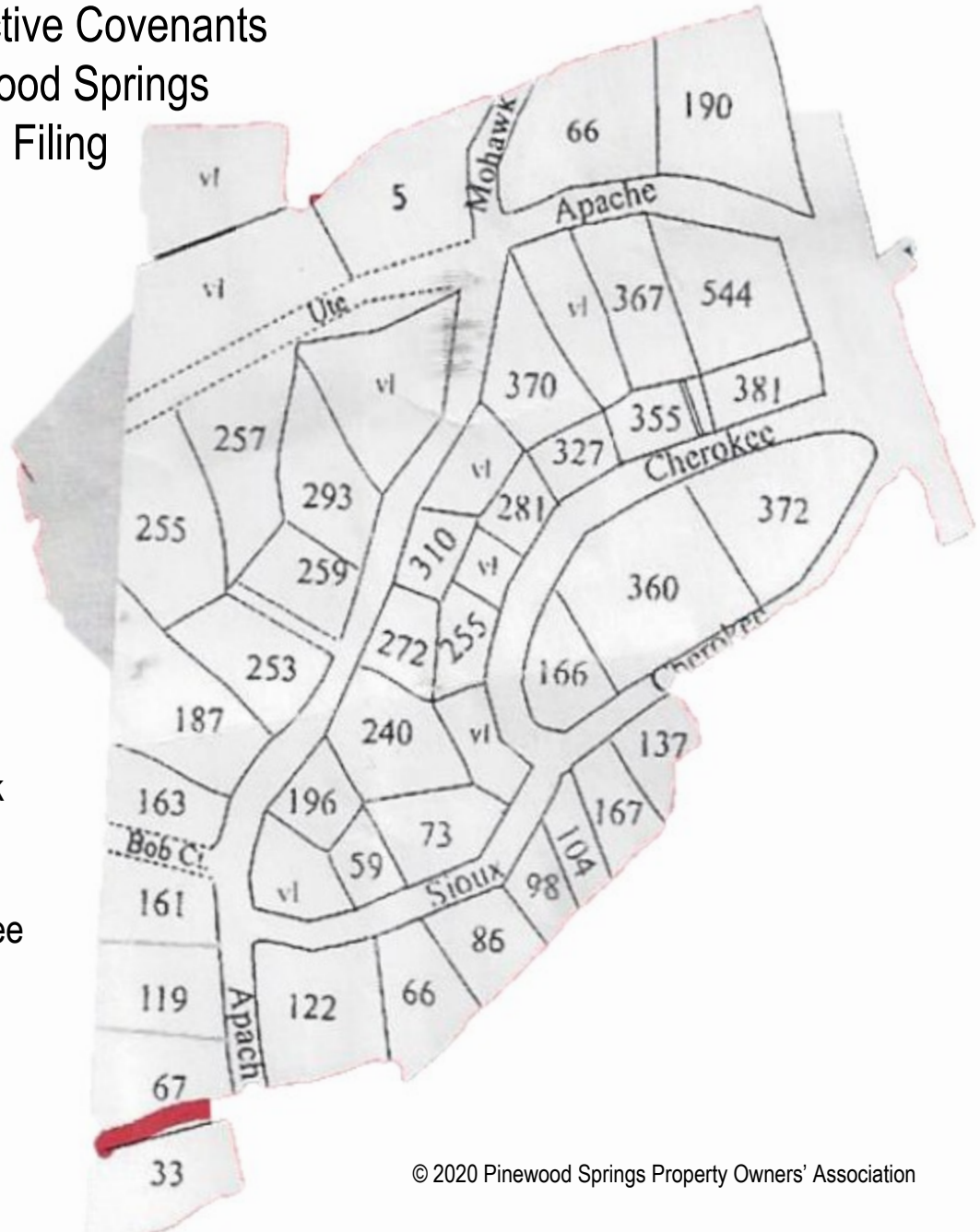


Protective Covenants  
Pinewood Springs  
Fourth Filing



Mohawk  
Apache  
Bob Ct.  
Cherokee  
Sioux  
Ute

DEDICATION: E. Dwight Webster and Walter A. Johnson the owners and proprietors of the land shown on accompanying plat have caused the same to be laid out, subdivided, and platted under the name of Pinewood Springs and by these presents dedicate to the public the perpetual right of way over and through all streets and highways as shown on the accompanying plat, we further dedicate a right of way 5' wide adjacent to and along all lot lines shown on the accompanying plat for utility purposes, in witness whereof the undersigned have hereunto set their hands and seals. /s/ Dwight Webster and Walter A. Johnson. Approved by the Larimer County Planning Commission May 4, 1960. This approval does not constitute acceptance by the Board of County Commissioners of the County of Larimer of any dedication to the public use of the streets, highways, alleys or other property contained in the plat, which acceptance can be given only by action of the Board of County Commissioners of the County of Larimer, until such acceptance shall be made, the County of Larimer assumes no responsibility for the construction, repair or maintenance of said roads, streets, highways or alleys laid out or dedicated thereon.

Chairman Larimer County Planning Commission, Harley Tiley, Chariman, E.J. Nugent, Jr. Secretary.

SURVEYORS CERTIFICATE: I Glen U. Overturf do hereby certify that the survey of Pinewood Springs 4th Filing was made under my supervision and that the accompanying plat accurately represents said survey. /s/ Glen U. Overturf, Seal. Pertaining to all lots except Lots 1T through 12T inclusive.

DECLARATION OF AGREEMENT ESTABLISHING BUILDING RESTRICTION IN PINWOOD SPRINGS: Whereas, E. Dwight Webster and Walter A. Johnson are the owners of the following described real estate situate in Larimer County, Colorado, all the lots described in the plat of Pinewood Springs; and

Whereas, the owners desire to place certain restrictions on said premises for the use and benefit of themselves and their grantees, in order to establish and maintain such premises as a carefully protected residential community;

NOW THEREFORE, for themselves and their grantees, they hereby publish acknowledge and declare, and agree with, to and for the benefit of all persons who may hereafter purchase and from time to time hold and own any of said lots, that they own and hold said above-described lots subject to the following restrictions, covenants and conditions, all of which shall be deemed to run with the land and to inure to the benefit of and be binding upon the owners at any time of any of the said lots, their heirs, personal representatives, successors and assigns, to-wit:

PART A. SPECIAL AGREEMENTS.

As part of the consideration for the sale of real estate as provided on the contract attached hereto, it is specifically agreed by the parties that:

1. Buyers shall be entitled to one tap on the existing water line as installed by Sellers for use as domestic water supply only, for an Annual Fee of \$25.00 for summer use and \$35.00 for year round use, it being specifically agreed that Owners may increase the fee upon adequate showing of increased cost of maintenance or development of water system or supply, and no water shall be used from said line except for essential household uses. Sellers specifically do not guarantee the delivery of any water through

line, but agree to use reasonable diligence to maintain such water in said lines as may be available from existing natural sources, and further reserve the right to discontinue service to any person using water for other than essential household uses.

2. Buyer agrees not to deface the area or cut timber from the premises except such as may be necessary to clear land for original construction. In the tapping of the water line buyer shall furnish his own ground stop and waste of a type approved by sellers. Buyers shall also furnish at their own expense an approved culvert of a minimum size of 12 inches required for private access road to the property described in contract attached hereto.

3. Sellers reserve from all lots in said subdivision a right of way for the installation and maintenance of water lines, power and telephone transmission lines, and sewer lines at such points as Sellers may deem necessary.

#### PART B. RESIDENTIAL AREA COVENANTS.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling and a private garage for not more than 3 cars; specifically no outside toilets or permanent trailer homes shall be allowed.

2. Architectural Control. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by Sellers as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation.

3. Building Location. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum set-back lines shown on the recorded plat. In any event no building shall be located on any lot nearer than 30 feet to the front lot line, or nearer than 25 feet to any side street line. No building shall be located nearer than 20 feet to an interior lot line. No dwelling shall be located on any interior lot nearer than 20 feet to the rear lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building to encroach upon another lot.

4. Lot Area and Width. No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line.

5. Nuisances. No commercial, noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

6. Signs. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than 5 square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.

7. Livestock and Poultry. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other small household pets may be kept provided they are not kept, bred or maintained for any commercial purpose.

8. Garbage and Refuse Disposal. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

PART C. GENERAL PROVISIONS.

1. Term. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 25 years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

2. Enforcement. Enforcement shall be by proceedings in law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

3. Severability. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Pertaining to Lots 1T thru 12T inclusive. Same Protective Covenants on Lots 1T thru 12T inclusive except as follows;

PART B. RESIDENTIAL AREA COVENANTS.

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling and a private garage for not more than 3 cars; specifically no outside toilets or \_\_\_\_\_ shall be allowed.

