

95102784

95 SEP 27 PM 2:50

BOOK PAGE
6732 1396

ARNO W. ...
EL PASO COUNTY RECORDER

85-

1-

**DECLARATION OF
COVENANTS, CONDITIONS & RESTRICTIONS**

THIS DECLARATION, made this 1st day of July, 1995, by The B.L.P.S. Company, L.L.C., hereinafter referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of certain real property in the County of El Paso, State of Colorado, more particularly described as:

Lots one (1) through thirty one (31) inclusive,
in Paint Brush Hills Filing No. 5, according to
the plat thereof of record in the office of
the Clerk and Recorder of El Paso County, Colorado
in Plat Book H-5 at Page 102; and

WHEREAS, Declarant desires, among other things, to provide for the development and use of the Property, (herein "Subdivision") under unified control, whether or not there is diversity of ownership, so as to facilitate over-all harmonious design, appearance, and location of structures and other improvements and to promote harmonious uses.

NOW, THEREFORE, Declarant hereby declares that the Property described above shall be held, sold, used, developed, occupied, leased and conveyed subject to the following reservations, easements, restrictions, covenants, and conditions which are for the purpose of protecting the value, usefulness, quality, attractiveness and desirability of the Property and which shall run with the Property and shall be binding on all parties having or acquiring any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall insure to the benefit of each Owner thereof.

Single Family Residential Restrictions

1. All lots and building sites in the Subdivision shall be used exclusively for private residential purposes. No dwelling erected or maintained within the Subdivision shall be used or occupied for any purpose other than for a single-family dwelling. No business, profession or other activity conducted for gain shall be carried on or within any lot or building site, except as approved by the Declarant.

2. No structure shall be erected within the Subdivision except single-family dwellings and those accessory buildings and accessory structures which have been approved by the Architectural Control Committee.

3. All construction shall be new. No building or dwelling unit may be moved onto a lot or building site except as expressly hereinafter provided for temporary buildings.

4. No building materials shall be stored on any lot except temporarily during continuous construction of a building or its alteration or improvement.

5. A structure shall not be occupied in the course of original construction until substantially completed. All work of construction shall be prosecuted diligently and continuously from the time of commencement until fully completed.

6. Temporary buildings for construction or administration purposes or for sales offices may be erected or maintained only by the Declarant or with the permission of the Architectural Control Committee. Model homes may be used and exhibited only by Declarant or with the permission of the Architectural Control Committee. Temporary buildings permitted for construction or administration purposes or for sales offices shall be promptly removed when they cease to be used for these purposes. No structure other than

a dwelling, no accessory building other than a guest house or servants' quarters, no trailer, tent or other similar or dissimilar temporary quarters may be used for living purposes. No other structure may be placed on any building site before completion of the dwelling upon such building site except with the permission of the Declarant or the Architectural Control Committee.

7. No derrick or other structure designed for use in or used for boring or drilling for water, oil or natural gas shall be permitted upon or above the surface of said property, nor shall any water, oil, natural gas, petroleum, asphaltum or other hydrocarbon substances be produced from any well located upon, in or under said property.

8. No commercial, industrial, municipal or other domestic or non-domestic wells shall be drilled on any of said property. Declarant is expressly exempted from this prohibition and is expressly authorized and permitted to drill commercial, industrial, municipal and non-domestic wells. Declarant reserves unto itself, its successors and assigns, all water rights appurtenant to the property.

Easements for Utilities and Drainage

9 a. Declarant hereby reserves to itself, its successors and assigns, over, under, in and across portions of each lot, to-wit: A 7 foot strip along and adjoining each rear lot line and a 5 foot strip along and adjoining each side lot line, perpetual, alienable, divisible and releasable easements, and the right to grant from time to time easements for use of all or part of such areas for lines for transmission of electric current or impulses or electronic signals, for heat and fuel lines, for water lines, for sewer lines, for utility lines, for drainage, and for other similar or dissimilar facilities and purposes, and for any one or more of such purposes.

9 b. Each lot owner shall be responsible for surface drainage on their lot and all underdrain and subsurface waters on each lot shall be discharged into the drainage easements and not onto adjacent or adjoining lots.

10. All utilities and customary service devices for access, control or use of utilities shall be installed underground, except for normal control and hookup panels or boxes.

Density, Set Back and Quality Standards

11. No more than one dwelling shall be erected or maintained within any building site, to-wit: a lot as established by the recorded plat.

12. Except for fireplace projections integral with the building, eaves and overhangs which have been approved in writing by the Architectural Control Committee, no building, porch, projection or other part of a building shall be located within 40 feet of the front line or within 40 feet of the rear line of the building site or within 15 feet of either side line of the building site or on any corner lot within 15 feet of the street which borders the side line, unless otherwise approved.

No fencing, trees or shrubs shall be allowed within six (6) feet of the front curb of each lot. However, the use of gravel, stepping stones, sidewalks or other types of landscaping which are conducive to pedestrian traffic is encouraged.

13. No dwelling shall be erected, permitted or maintained having a floor area, exclusive of open porch or garage of less than:

- a. 1,400 square feet for a single level or ranch-style home,
- b. 1,600 square feet on both floors of a two-story or a bi-level home,
- c. 1,600 square feet on all three floors of a tri-level home.

14. Every single-family dwelling so erected on any lot shall have a garage capable of containing at least two automobiles, and install and maintain a front yard gas or electric light, no less than 15 feet from the front lot line.

15. No dwelling or other structure shall be more than two stories in height.

16. Each lot owner shall furnish a minimum of 2,500 square feet of sod for any single-family dwelling erected on any lot. The above mentioned sod must be installed on the front portion of the lot, or have a landscaping plan approved by the Architectural Control Committee. Each lot owner shall be required to plant and maintain three deciduous trees, with a minimum of 1.5 inch caliper two feet above the ball and two evergreens with a minimum height of 5 feet. Such sod and trees must be installed no later than 6 months after occupying said new single-family dwelling.

17. All exterior paint colors and roof colors must have prior approval of the Architectural Control Committee, including any color changes after the initial construction.

18. Roofing materials shall be limited to asphalt shingles, wood shakes or clay and concrete tile with all colors to be approved by the Architectural Control Committee.

19. No mobile, double-wide trailer homes, modular or manufactured housing, shall be allowed to be placed or erected on any lot within the property.

20. Each lot will have one mailbox and each mailbox in the subdivision shall be of similar design and material as the home, and as approved by the U.S. Postal Service.

21. Perimeter fence - Fencing up to and around the perimeter of individual lots will be limited to a rail type fence. The top railing cannot be higher than six (6) feet from the ground. Fence material will be limited to wood or a material that resembles wood. Other open type fence designs can be considered by the Architectural Control Committee. Colors

will be of a natural wood color or white for wood or wood-like fences.

Privacy Fence - A solid privacy fence may be constructed in the rear of the home. A privacy fence cannot extend into the building setback for either the side or the rear of the lot. The height of the privacy fence cannot exceed six (6) feet. Privacy fence materials limited to wood, block, or a material that resembles either wood or block. Fence colors must be of a natural wood, or in the case of a block fence must be of an "earth tone" as defined by the Architectural Control Committee.

Maintenance - All fencing must be maintained in a quality manner. Fencing that is in disrepair, down, leaning or falling apart must be repaired or removed immediately, and in no case more than thirty (30) days after notice from the Architectural Control Committee.

All fencing must have prior approval by, and will be controlled by the Architectural Control Committee.

22. All driveways must consist of a minimum 13' X 20' concrete pad adjoining the garage and the remaining portion to the public street must be of concrete, and a minimum of 9' in width.

23. No aerial or antenna for transmission of radio or television or other electronic signals may be maintained or erected within the Subdivision, except as approved by the Architectural Control Committee. No aerial or antenna for reception of radio or television or electronic signals shall be maintained on the roof of any building nor shall they be maintained at any location so as to be visible from neighboring property or adjacent streets, except as approved by the Architectural Control Committee.

24. Each owner shall maintain the exterior of the dwelling and any fencing and accessory buildings in good condition and shall cause them to be repaired as the effects of

damage or deterioration become apparent and shall cause them to be repainted periodically and before the surfacing becomes weatherbeaten or worn off, in the sole discretion of the Architectural Control Committee.

25. Any accessory building or structure shall harmonize in appearance with the dwelling situated on the same lot and be approved by the Architectural Control Committee.

26. Any dwelling or building which may be destroyed in whole or in part by fire, windstorm or for any other cause or act of God, must be rebuilt or all debris must be removed and the lot restored to a sightly condition, such rebuilding or restoration to be completed with reasonable promptness and in any event within six (6) months.

Living Environment Standards

27. All outdoor clothes poles, clothes lines, and other facilities for drying or airing of clothing or household goods shall be placed or screened by fence or shrubbery so as not to be visible from neighboring property or adjacent streets.

28. No ashes, trash, rubbish, garbage or other refuse shall be stored, accumulated or deposited outside or so as to be visible from any neighboring property or street, except during refuse collections.

29. No noxious or offensive activity shall be carried on upon any lot nor anything done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. No offensive or hazardous activities may be carried on on any lot or in any living unit. No annoying lights, sounds or odors shall be permitted to emanate from any living unit.

30. No exterior speakers, horns, whistles, bells or other sound devices except security devices used exclusively for security purposes shall be located, used or placed on any

structure or within any building site.

31. Except with the permission of the Architectural Control Committee, which permission shall be revocable:

a. No electronic or radio transmitter of any kind other than garage door openers shall be located or operated in or on any structure or within any building site.

b. No animals except an aggregate of two domesticated dogs or cats and except domesticated birds and fish and other small domestic animals permanently confined indoors shall be maintained within the Subdivision and then only if kept as pets. No animal of any kind shall be permitted which in the opinion of the Architectural Control Committee makes an unreasonable amount of noise or odor or is a nuisance. No animals shall be kept, bred or maintained within the Subdivision for any commercial purposes. All dogs must be kept on a leash or confined to the individual lot by means of approved fencing.

c. Each owner may store a maximum of two motor homes or two boats which are currently registered and/or owned by the owner or resident of said lot. These must be stored on the rear portion of the lot and must be screened in an approved fenced area.

d. No motor vehicle which is inoperable, unlicensed, does not have a current inspection certificate or is being junked, dismantled, or wrecked, unless said vehicle is located within an enclosed building, shall be permitted to be parked on any street or any lot.

e. No maintenance, servicing, repair, dismantling or repainting of any

type of vehicle, boat, machine or device may be carried on except within a completely enclosed structure which screens the sight and sound of the activity from the street and from adjoining property.

F. No signs shall be permitted on any lot or structure except for one sign of customary size for offering of the signed property for sale or for rent; one sign of customary size for identification of the occupant and address of any dwelling; such multiple signs for sale, administration and directional purposes during development as are approved by Declarant or by the Architectural Control Committee; such signs as may be necessary to advise of rules and regulations or to caution or warn of danger and such signs as may be required by law. All permitted signs must be professionally painted, lettered and constructed.

32. No material change may be made in the ground level, slope, pitch or drainage patterns of any lot as fixed by the original finish grading except after obtaining the prior written consent and approval of the Architectural Control Committee. Grading shall be maintained at all times so as to conduct irrigation and surface water away from buildings and so as to protect foundations and footings from excess moisture, and to provide against surface water flowing upon neighboring homes or lots.

Composition of Architectural Control Committee

33. Declarant is hereby constituted the Architectural Control Committee with power to delegate or assign such capacity by written instrument signed and acknowledged by Declarant and filed for record with the Clerk and Recorder of the County of El Paso, State of Colorado. Declarant or the Architectural Control Committee acting by delegation or assignment from Declarant may at its election reconstitute the Architectural Control

Committee so that it shall consist of three individuals and may appoint lot owners and/or residents of the Subdivision as the members of the Architectural Control Committee. Whenever a member shall be deceased or unwilling or unqualified to act, the remaining members or the remaining member if only one, shall appoint lot owners and/or residents of the area as members of the Architectural Control Committee so as to fill the existing vacancies and any vacancy which is not so filled within 90 days after it occurs may be filled by Declarant within the following 90-day period. Vacancies in the membership of the

Architectural Control Committee not filled as above provided may be filled by record owners of a majority of the lots in the Subdivision. Any lot owners and/or residents appointed to the Architectural Control Committee by Declarant or by owners of lots in the Subdivision may be removed and replaced by the record owners of a majority of lots in the Subdivision. Any appointment, removal or replacement of residents as members of the Architectural Control Committee shall be by written instrument signed and acknowledged by Declarant or other person or persons above authorized to make appointment, removal or replacement and filed for record with the County Clerk and Recorder of the County of El Paso, State of Colorado.

Approval of Plans and Structures

34. No structure shall be erected, placed, moved onto or permitted to remain on any lot nor shall any existing structure upon any lot be altered in any way to change the exterior appearance thereof except in accordance with complete plans previously submitted to the Architectural Control Committee at its address as defined in Section 52, and previously approved in writing by the Architectural Control Committee. The minimum scale of such plans shall be 1/20th inch equals 1 foot. A plot plan in said minimum scale shall show the

location of all buildings, drives, walks, fences and swimming pool. Structural plans shall show all exterior elevations, and shall indicate and locate on each elevation the materials to be used and designate each exterior color to be used by means of actual color samples. If requested, a soils report for the building site shall be applied to the Architectural Control Committee. No change in the exterior appearance, type, color, grade, height or location of any dwelling, building or structure shall be made without the approval of the Architectural Control Committee.

35. All plans, samples and other materials to be submitted to the Architectural Control Committee shall be submitted in duplicate and shall be delivered to the address of the Architectural Control Committee as defined in Section 52. A written statement of the approval or disapproval or other action by the Architectural Control Committee acknowledged by an officer or member of the Architectural Control Committee shall establish the action of the approving authority and shall protect any person relying on the statement. Failure of the Architectural Control Committee to act with 45 days after delivery of the required materials to its address will constitute an approval by the Architectural Control Committee. Delivery of such materials may be effected and proof of the delivery made in such manner as provided from time to time for service of summons in Civil Actions in Courts of Record in the State of Colorado. The Architectural Control Committee may charge reasonable fees to cover expenses incurred in review of plans, samples and materials submitted pursuant to this Declaration.

36. In granting or withholding approval the Architectural Control Committee shall be guided by the purposes of this Declaration and shall take into consideration the preservation of property values and the protection of residents from harmful, offensive or

ASSIGNMENT

THIS ASSIGNMENT, entered into at Colorado Springs, Colorado, as of the 1st day of March, 1999, between The B.L.P.S. Company, L.L.C., a Colorado Limited Liability Company (hereinafter, for convenience, referred to as the "Assignor"), and Six Ninety Nine Properties, L.L.C., a Colorado Limited Liability Company (hereinafter, for convenience, referred to as the "Assignee"),

COPY

WITNESSETH:

WHEREAS, Assignor, as "Declarant," on or about July 1, 1995, executed a "DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS" (hereinafter, "the Covenants"), which was recorded on September 27, 1995, in Book 6732, at Page 1396, of the Official Records of El Paso County, Colorado; and

WHEREAS, the Covenants set forth certain reservations, easements, restrictions, covenants and conditions affecting the future use and development of Lots 1 through 31, inclusive, in Paint Brush Hills Filing No. 5, according to the plat thereof of record in the office of the Clerk and Recorder of El Paso County, Colorado, in Plat Book H-5, at Page 102; and,

WHEREAS, Assignee has and maintains an ongoing concern for and an economic and aesthetic interest in the application and enforcement of the Covenants as they restrict, regulate, benefit and control the use and enjoyment of the Lots described therein in Paint Brush Hills Filing No. 5; and,

WHEREAS, under Sections 33 and 38 of the Covenants, Assignor, as the "Declarant," may assign any of the rights and powers of the Declarant and Declarant's capacity as the Architectural Control Committee for such Filing No. 5 under the Covenants;

NOW, THEREFORE:

1. The Assignor, for and in consideration of One Dollar and other good and valuable consideration, the receipt and sufficiency of which is hereby unconditionally acknowledged, does hereby assign and transfer to the Assignee all of Assignor's rights, obligations and duties under the Covenants, both as "Declarant" and its capacity as the Architectural Control Committee for such Filing No. 5."

2. The Assignee, by its execution hereof, hereby accepts such assignment and declares that from the effective date hereof and until amended, the address of the Declarant and of the Architectural Control Committee for Paint Brush Hills Filing No. 5 shall be:

Declarant

Six Ninety Nine Properties, L.L.C.
545 East Pikes Peak Avenue, #207
Colorado Springs, CO 80903

