

Recorded DEC 18 1970 At 11:00 A.M.
Recpt. No. 73882 Ordner-- Recorder

COVENANTS AND RESTRICTIONS

1. An easement of twenty-five (25) feet in width on both sides of the Rio Blanco is hereby reserved for the use of any and all owners of property to use for fishing and such other recreation as the owners may see fit.

2. An easement of five (5) feet in width is reserved along each and every boundary line for the installation, maintenance, and service of utilities.

3. An easement of twenty-five (25) feet shall be reserved on either side of the center of all platted roads.

4. No part of any structure shall be located nearer than twenty-five (25) feet from the nearest point of any property line of the tract on which it is located.

5. No construction of any kind shall be permitted within fifty (50) feet of the edge of the Rio Blanco at normal flow.

6. All water rights are reserved to TPL, Inc.

7. All construction shall be enclosed and a roof installed within a twenty-four (24) month period from the commencement of construction.

8. No tract may be subdivided into less than one-half (1/2) acre tracts, and no more than one residence is permitted per one-half (1/2) acre tract.

9. All lots are restricted to the building of single family dwellings of not less than 300 square feet enclosed floor area exclusive of porches, garages, and outbuildings. Trailers of not less than 300 square feet floor area may be used as permanent quarters if the trailer is attractively set and maintained.

10. All dwellings shall be of sound construction and good architectural design. No shacks, temporary-type structures, or any structure that is detrimental to the character of the area shall be permitted.

11. Garages and outbuildings shall conform in construction and design to the construction and design of the main building.

12. Campers, travel trailers, mobile homes and tents may be used for housing for any period of less than six (6) months at the expiration of which such temporary housing must be removed for thirty (30) days before being re-installed or erected.

13. Butane tanks and water storage tanks must conform to state regulations and will be located so as not to detract from the appearance of the tract on which located, or of other tracts.

Covenants and Restrictions

14. All roadways and roadway structures shall remain the property of TDL, Inc. and will be reasonably maintained by TDL, Inc., as weather permits, until January 1, 1972 at which time said roadways and roadway structures become the property of the owners of parcels, other than TDL, Inc., and shall become their collective responsibility, provided however, TDL, Inc. and the respective owners shall be permitted to dedicate and convey the same to Archuleta County or the State of Colorado if either desires to do so.

15. Domestic house pets shall be permitted within the subdivision, but the owners of any property upon which pets are kept or maintained shall be responsible for controlling said pets. Domestic farm-type animals shall be allowed within the subdivision with the exception of pigs. Said animals may not be for business purposes but only for the use and enjoyment of the property owners. Any farm-type animals kept or brought into the subdivision must be controlled and confined in such a manner as to avoid creating any nuisance or damage to any other property.

16. No business or trade of any kind shall be conducted on any tract unless approved by the adjacent property owners within a radius of 500 feet from the tract upon which the business will be conducted.

17. Buildings of a public nature, including churches, may be constructed on land conveyed when approved by at least 51% of the adjacent property owners within a radius of 500 feet from the tract upon which the public building is to be constructed.

18. No nuisance, offensive, noisy, dangerous, illegal, or noxious activity shall be done, suffered, or permitted upon the land conveyed including, but not limited to, discharge of firearms and maintaining of unconfined open fires.

19. No owner shall maintain any activity, transaction, or structures which would result in the pollution of or land to pollute the waters of the Rio Blanco.

20. These covenants and restrictions shall run with the land for a period of twenty (20) years from the recording hereof and the expiration of the initial twenty (20) year period shall be automatically reserved for successive ten (10) year periods unless more than 50% of the property owners express their desire in writing to terminate the same, such desire to be made known not less than thirty (30) days before any anniversary date.

21. Invalidation of any one of these covenants by appropriate legal action shall in no way affect any of the other provisions which shall remain in full force and effect.



APPROVED this 25th day of September 1970.

TDL, INC.

James M. Berry
James M. Berry, Vice President/Secretary

Please file the enclosed covenants and restrictions attached to the Rio Blanco Cabin Sites Unit One Plat. I believe that the plat is recorded as No. 67936. A check in the amount of \$3.00 is enclosed to cover the filing fee.