

Recorded MAR 21 1975 At 1:30 PM
Recpt. No. 87871 Fulima Gardner - Recorder.

DECLARATION OF RESTRICTIONS

ROCK RIDGE COUNTRY ESTATES

This declaration made this 15th day of April, 1974, by Great West Construction and/or Calvin L. Stanger being the owner, herein referred to as "Declarant,"

Witnesseth:

Whereas Declarant is the owner of all the real property set forth and described on the plat entitled "Rock Ridge Country Estates," which plat is made a part hereof and incorporated herein; and

Whereas, the real property described in the plat has been subdivided into parcels identified on the plat as Lots, which lots shall be subject to these restrictions; and

Whereas Declarant is about to sell and convey said lots and before doing so wishes to subject them to and impose upon them mutual and beneficial restrictions, covenants, conditions and charges, hereafter referred to as "Restrictions," for the benefit and complement of all the lots in the Subdivision and the future owners of said lots;

Now, therefore, Declarant hereby declares that all of said lots are held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved subject to the following Restrictions, all of which are declared and agreed to be in furtherance of a plan for the subdivision, improvement and sale of said lots and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of the property described in the plat. All of the Restrictions shall run with the land and shall be binding upon all parties having or acquiring any right, title or interest in and to the real property or any part or parts thereof subject to such Restrictions.

1. Applicability:

The restrictions designated as "Prohibitions and Requirements - Block A" shall apply to subdivided residential lots of Block A and are specifically excluded from application to other lands shown on the plat which are intended for recreational and commercial use.

The restrictions designated as "Prohibitions and Requirements - Block C" shall apply to the subdivided commercial lots of Block C and are specifically excluded from application to other lands shown on the plat which are intended for residential and recreational use.

2. Term:

These Restrictions shall affect and run with the land and shall exist and be binding upon all parties and all persons claiming under them until January 1, 2000, after which time the same shall be extended for successive periods of ten years each, unless an instrument signed by a majority of the then owners of the lots subject thereto has been recorded, agreeing to change the covenants in whole or in part; provided, however, that at any time before January 1, 1985, these Restrictions may be amended by the vote of the then record owners of two-thirds of such lots and thereafter by a majority of such owners.

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Declaration of Restrictions
Rock Ridge Country Estates

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Declarant reserves to himself, his successors or assigns the right to revoke at any time prior to the sale of any lot within the Subdivision all or any of these Restrictions and further to vacate any or all of the streets, parks, recreational facilities and any other amenity shown of the recorded plat.

3. Mutuality of Benefit and Obligation

The Restrictions and agreements set forth herein are made for the mutual and reciprocal benefit of each and every lot in the Subdivision and are intended to create mutual, equitable servitudes upon each of said lots in favor of each and all of the other lots therein; to create reciprocal rights between the respective owners of all of said lots; to create a privity of contract and estate between the grantees of said lots, their heirs, successors and assigns, and shall, as to the owner of each such lot, his heirs, successors or assigns, operate as covenants running with the land for the benefit of each and all other lots in the Subdivision and their respective owners.

PROHIBITIONS AND REQUIREMENTS - BLOCK C

- A. All lots to be used for normal commercial purposes.
- B. The operation of any and all businesses to be in an orderly manner and not to be unsightly or in any manner a detriment to any surrounding property.

PROHIBITIONS AND REQUIREMENTS - BLOCK A

- A. All lots to be single family residential, one dwelling per lot. Buildings and structures to be limited to those customarily incidental to single family dwelling.
- B. No permanent structure is to be built within thirty-five feet of any property line.
- C. All lots must provide adequate off street parking.
- D. All storage must be covered and enclosed; all storage buildings must be of new structure and conform to set-back requirements.
- E. Domestic animals must be confined within the boundaries of owner's property. Domestic animals are limited to household pets. Any variation must be approved by the Property Owners Committee.
- F. Mobile Homes are permitted provided they are set permanently and maintained in a neat and orderly manner. They must have a minimum of 400 square feet and be in good repair and appearance.

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Rock Ridge Country Estates

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- G. Dwellings must have a minimum of 750 square feet and must be constructed of new material.
- H. All property owners are to maintain their grounds in a neat and orderly fashion and not accumulate debris, trash or anything that will be a detriment to the surrounding property.
- I. All lots, whether occupied or unoccupied, and any improvements placed thereon, shall at all times be maintained in such manner as to prevent their becoming unsightly by reason of unattractive growth on such lot or the accumulation of rubbish or debris. Any property owner that maintains his property in an unsightly or unkempt manner, after written notification by the Property Owners Committee that such detriment must be eliminated, shall be obligated to pay for any and all work necessary to accomplish such removal or cleanup.
- J. Every outdoor receptacle for ashes, trash, rubbish or garbage shall be screened or so placed and kept as not to be visible from any street within the Subdivision at any time except during refuse collections.
- K. No owner of any lot shall build or permit the building thereon of any dwelling house that is to be used as a model house or exhibit unless written permission is obtained from the Committee.
- L. No ground level shall be changed on any property so as to cause or create any problem or detriment to any surrounding property.

PROPERTY OWNERS COMMITTEE - BLOCK A

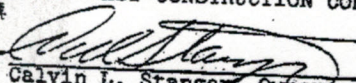
There shall be a Property Owners Committee formed by the property owners through the election process. The Committee shall have three directors whose functions will be:

- (1) To enforce the covenants and conditions, allowing or disallowing any variations therefrom.
- (2) To maintain the public or "greenbelt" areas, levying such assessments as necessary to maintain such areas.

In witness hereof, the Declarant has executed this Declaration on the day and year first above written.

GREAT WEST CONSTRUCTION COMPANY

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Calvin L. Stanger, Owner

SEP 14 1977
Recorded _____ At 9:00 A.M.
89116
Recpt. No. _____ Felima Gardner-- Recorder

AMENDMENT TO
DECLARATION OF RESTRICTIONS

ROCK RIDGE COUNTRY ESTATES

The following amendment shall become part of the Declaration of Restrictions recorded in Book 143 at pages 134, 135 and 136 of the Archuleta County, Colorado, records.

Block D, Lot 2, as shown on the re-plat of a portion of Rock Ridge Country Estates Amended Plat, shall have the same Prohibitions and Requirements as for Block C.

Lot 2, Block D is in a flood hazard area and appropriate measures to mitigate that hazard must be taken consistent with any use to be made of the lot.

In witness hereof, this document has been executed by the undersigned owners of land in Rock Ridge Country Estates this 29th day of July, 1977.

Calvin L. Stanger

Carol R. Young

Gary L. or Jeanne Baldwin

Gerald G. or Annabell K. Stahr

B. F. Eye, V.P., Federal Lumber

89116

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Recorded APR 29 1980

At 3:10 P.M.

Recpt. No. 99377

Mary Ann Callan - Recorder

INDEXED

AMENDMENT TO
DECLARATION OF RESTRICTIONS

ROCK RIDGE COUNTRY ESTATES

The following amendment shall become part of the Declaration of Restrictions recorded in Book 143 at pages 134, 135 and 136 of the Archuleta County, Colorado, records.

PROHIBITIONS AND REQUIREMENTS - BLOCK A

Paragraph E: "Domestic Animals" may include horses. Any property owner desiring to keep a horse or horses must do so in a manner that is not unsightly or detrimental to surrounding property.

Paragraph F: Mobile Homes are not permitted on any lot other than those already so occupied. These lots are Lot #3 and Lot #17. Conditions set forth in Paragraph F continue to apply to these two lots.

Property Owners of Record September 1, 1978:

[Signature]
Lot #1

Margaret E. Hammel
Lot #2

[Signature]
Lot #23

Robert J. Black
Lot #3

Guido Lou Langner
Patricia M. Hasenbubler
Lot #5

Lot #6

Dana Sawyer
Lot #8

Don Ruck
Lot #9

Mrs. & Mr. J. H. Haggins
Lot #14

(exempt)
Lot #17

Mr. & Mrs. J. K. Caldwell
Lot #18

Mrs. E. H. Haggins
Lot #7

Charles J. Esay
Lot 12

Gary Jensen
Lot 15

Maime Hope
Lot #16

Michael C. Perry
Lot 19

[Signature]
Lot 4

(exempt)
Lot 3

99377

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