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DECLARATION OF Jefferson State 03684431
FOR use IN
PROTECTIVE COVENANTS 2956 525

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, the undersigned, MIKE A. LEPRINO, d/b/a COLUMBINE DEVELOPMENT CO., are the owners of the real property in the County of Jefferson, State of Colorado, described as Lot 11, Block 5 and all of Lot 12, Block 5, EXCEPT that portion more particularly described as beginning at the Southern most corner of said Lot 12, thence Northerly along the Easterly line of South Depew Street a distance of 55.00 feet, thence Easterly across Lot 12 to an angle point on the Northeasterly line of said Lot 12, thence Southerly along the Northeasterly line a distance of 37.10 feet to the Eastern most corner of said Lot 12, thence Southwesterly along the Southeasterly line of said Lot 12 a distance of 141.16 feet to the point of beginning; all in Columbine Hills, Jefferson County, Colorado, according to the recorded Plat thereof.

WHEREAS, Caryl Avenue is a major surface water drainageway, and the owners desire to establish certain restrictive covenants affecting the above described real property for the protection of all subsequent owners, and to prevent any structures placed upon any of said lots from being within the 100 year Flood Plain as defined by applicable zoning resolutions;

NOW, THEREFORE, the owners hereby publish and declare that the following covenants, conditions, restrictions, and obligations shall be a burden upon and a benefit to the above described real property, and improvements thereon, and to the owners, their successors and assigns, and any person acquiring or owning an interest in the above described real property, their grantees, successors, personal representatives, heirs, and assigns, and shall be deemed to run with the land;

1. No less than a six inch vertical curb shall be constructed along all paved roadways along the frontages of said lots;
2. The lowest elevation at which 100 year flood water can enter a structure placed upon any of said lots must be a minimum of thirty inches above the front curb grade at the highest point at the front of each lot above described;
3. Assuming the elevation of the benchmark at the top of concrete headwall at the Northwest corner of Ken Caryl Road and Depew Street to be 5,459.96 feet, U. S. G. S., the lowest elevation at which water can enter a structure placed upon lots hereinafter referred to shall be:

<u>Lot</u>	<u>Elevation (in feet)</u>
Lot 11, Block 5 and all of Lot 12, Block 5, EXCEPT that portion more particularly described as beginning at the Southern most corner of said Lot 12, thence Northerly along the Easterly line of South Depew Street a distance of 55.00 feet, thence Easterly across Lot 12 to an angle point on the Northeasterly line of said Lot 12, thence Southerly along the Northeasterly line a distance of 37.10 feet to the Eastern most corner of said Lot 12, thence Southwesterly along the South-easterly line of said Lot 12 a distance of 141.16 feet to the point of beginning; all in Columbine Hills, Jefferson County, Colorado, according to the recorded Plat thereof.	5,453.15

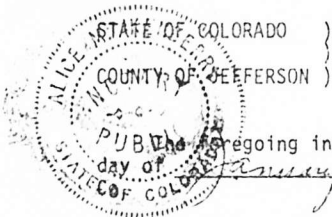
4. The minimum depth of front yard for dwellings and other main buildings placed upon said lots shall be twenty-two feet.

5. Parking of a permanent nature of all vehicles, including recreational vehicles, along Caryl Avenue is prohibited during the months of May, June, July, August, and September; non-permanent parking of vehicles along Caryl Avenue, during said months, is, or may be, hazardous.

6. In order to preserve and to protect the desirability, beauty, and value of said lands from 100 year flood waters for the benefit and protection of all present and future owners thereof, the transfer of title to the above described lot shall be subject to the covenants and restrictions set forth herein, whether or not the same shall be contained in any conveyance evidencing any such transfer, until said restrictive covenants shall be terminated as may be provided by law, or order of Court.

Dated this 25th day of January, 1977.

Mike A. Leprino
Mike A. Leprino d/b/a
Columbine Development Co.



SS

The foregoing instrument was acknowledged before me this 25th day of January, 1977, by Mike A. Leprino d/b/a Columbine Development

Witness my hand and official seal.

My commission expires: October 20, 1979

Alice M. Spierberg
Notary Public