

FOR YOUR INFORMATION!

Enclosed is the newly recorded Protective Covenants for South Fork Ranchos, located off Beaver Creek Road, in South Fork, Colorado, revised as of May 1, 2012.

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revised as
of May 1,
2012

2012013414489

Filed for Record in

RIO GRANDE
CINDY HILL, RECORDER

05-02-2012 At 02:40 pm.
PRO/COVENT 16.00
OR Book 560 Page 6.5 -

Instrument P,nov Page 701201.1414489 Of 6.5

WHEREAS, these covenants and restrictions take precedence to the original covenants dated January 1, 1964, according to the plat thereof filed for record in the Office of the County Clerk and Recorder of Rio Grande County, Colorado.

WHEREAS, the undersigned do hereby place the following covenants and restrictions of the use of said land in said area, described as:

1. All that land located within the area known as South Fork Ranchos, as shown by the recorded plat thereof, excepting from these covenants Lot 8 of said South Ranchos, located in Tract 42, Sections 9 and 10, Township 39 North, of Range 3 East, N.M.P.M.

2. No lots shall be re-subdivided into smaller lots.

3. No permanent trailers shall be located in this subdivision.

4. Street cars, railroad cars, buses or similar bodies will not be allowed to be used for living quarters or guest quarters.

5. All residences erected on the premises herein described shall be of a pleasing design and appearance and of log type, clapboard, "A" frame, or other types of sound pleasing construction. Not

more than one residence and one guest residence may be constructed on any one lot; each must contain not less than 600 square feet of living area. Additionally, one garage may be constructed, providing said garage is the same construction as the main residence.

6. No animals shall be raised for consumption.

7. No building or improvement of any kind shall be erected on any lot nearer than ten (10) feet to any side lines, or nearer than twenty (20) feet to the front lot line.

8. The exterior structure of any construction work must be completed within one year from the time of the commencement of any such construction.

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9. No septic tanks shall be dug or placed within one hundred (100) feet of any well or existing pipeline. (Current Colorado Division of Water Resources Requirement).

10. No short-term rentals (less than 29 days) will be permitted.

11. That each and all of the protective restrictions shall be enforceable by injunction or by other form of action available to the parties agreed, or the corporation or its successors in interest. Invalidation of any one of these protective restrictions by judgment or court order shall in no way effect any other provision which shall remain in full force and effect.

12. The foregoing protective covenants shall run with the land in perpetuity and shall be binding on all of the parties and all persons claiming under them.

13. Each lot has one vote.

14. Two-thirds (2/3) of the vote by South Fork Ranchos lot owners will be needed to amend these covenants.

Executed this day of May, 2012.