

PROTECTIVE COVENANTS
OF
PARADISE HILLS UNIT 4

Conditions, Covenants, Restrictions, Reservations, and
Easements affecting property of PARADISE HILLS, INC.

This Declaration, made this 15th day of May, 1970, by
PARADISE HILLS, INC., hereinafter called the Grantor or
Corporation.

WITNESSETH

WHEREAS, Grantor is the owner of the real property described
in Article I of this declaration, and is desirous of subjecting the real
property described in Article I to the conditions, covenants, restrictions,
reservations and easements hereinafter set forth, each and all of which
is and are for the benefit of said property and for each owner thereof,
and shall inure to the benefit of and pass with said property, and each
and every parcel thereof, and shall apply to and bind the successors in
interest, and any owner thereof;

NOW, THEREFORE, PARADISE HILLS, INC. hereby declares that the
real property described in and referred to in Article I hereof is, and
shall be, held, transferred, sold, conveyed and occupied subject to the
conditions, covenants, restrictions, reservations and easements herein-
after set forth.

ARTICLE I - DEFINITION OF TERMS

"Building site", as well as "site", shall mean any lot, or
two or more contiguous lots or portions thereof, or a parcel of land
upon which a single-family dwelling may be erected in conformance with
the requirements of these covenants

"Single-family dwelling" shall mean a building and appurtenant
structure as defined in Article II, Section 1 hereof, erected and
maintained in conformance with the requirements of these covenants for
private residential purposes and designed for occupancy by a single
family. It shall not mean any flat, apartment, multi-family dwelling
or duplex, even though these be intended for residential purposes.

"Outbuilding" shall mean an enclosed, covered structure not
directly attached to a single-family dwelling to which it is appurtenant.

"Grantor" or "Corporation" shall mean PARADISE HILLS, INC.,
its successors and assigns.

"Improvements" shall mean and include a single-family dwelling
as herein defined, outbuildings, fences, masonry walls, hedges, mass
plantings, exterior antenna and other usual appurtenances now common
to dwelling usage or common thereto during the existence of these
covenants.

"Front and side street building set-back line or lines" shall
mean the minimum distance which a single-family dwelling shall be set
back from the front and/or side street lines respectively, and reference
is hereby made to the recorded plat of PARADISE HILLS, UNIT FOUR, and
the Jefferson County Zoning Resolutions for the location of such set-
back lines.

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side building site line" shall mean the boundary or property line dividing two adjoining building sites.

"Rear line" shall mean a boundary or property line dividing adjoining building sites, which is not a street line and does not extend to any street line.

PROPERTY SUBJECT TO THIS DECLARATION

The real property which is, and shall be, conveyed, transferred, occupied and sold subject to the conditions, covenants, restrictions, reservations and easements with respect to the various portions set forth in the various Articles and Sections of this declaration is located in PARADISE HILLS UNIT FOUR, in the County of Jefferson, State of Colorado, and is more particularly described as follows, to-wit:

All of the lots in PARADISE HILLS UNIT FOUR, according to the recorded plat thereof on file in the Office of the County Clerk and Recorder of said County.

The Grantor may, from time to time, subject additional real property to the conditions, restrictions, covenants and reservations herein set forth by appropriate reference hereto.

No property other than that described above shall be deemed subject to this declaration.

ARTICLE II - GENERAL PURPOSES OF CONDITIONS

The real property described in Article I hereof is subjected to the conditions, covenants, restrictions, reservations and easements declared herein to insure the best use and the most appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to preserve insofar as practicable, the natural beauty of such property; to guard against the erection thereon of poorly designed structures, and structures built of improper or unsuitable materials, to insure the highest and best development of said property; to encourage and secure the erection of attractive homes thereon, appropriately located on said building sites; to secure and maintain proper set-backs from streets, and adequate free spaces between structures; and in general to provide for a high type and quality of improvement in said property.

1. No structure shall be erected, altered, placed or permitted to remain on any building site subject to this declaration other than one new single-family dwelling, for private use, a private garage, guest house, servants' quarters and other outbuildings incidental to residential use of the premises.

2. Single-family dwellings shall be located on corner building sites so as to present an attractive front appearance on both streets or may be placed diagonally on such building sites.

3. In lieu of restrictions heretofore commonly used governing minimum cost, materials used in construction or height, all of which have proven inadequate in protecting existing or future property owners because of the fluctuating value of the dollar and changing designs, customs and trends in home building and the nature of the terrain,

