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SHANGRI-LA RESTRICTIVE COVENANTS

Leslie C. Strange, Paul T. Lawlis and O'Henry P. Young III, fee owners in the following described property located in the County of Huerfano, State of Colorado, the same being the real property duly platted as Shangri-La Development. Such plat is now recorded as Map No. 244, Pocket No. 5, Folder NO. 2, in the records of the office of the County Clerk and Recorder, County of Huerfano, State of Colorado, and makes the following declarations as to limitations, restrictions, and uses to which the lots or tracts constituting such subdivision may be put, and hereby specifies that such declarations shall constitute covenants to run with all the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations on all future owners in such subdivision, this declaration of restrictions being designed for the purpose of keeping the subdivision desirable and uniform.

Pursuant to the general plan for the protection and benefit of all the property in the Shangri-La Subdivision and all persons who may now or hereafter become owners of any partners in the subdivision and as a part of the consideration for conveyance each lot herein described is subject to the following conditions and restrictions:

1. The tracts in the subdivision shall be residential tracts and out-buildings erected thereon shall be for single family residences.
2. Not more than one residence may be built on any one tract.
3. No house, appurtenance or out-building shall be less than 100 feet from the exterior side of any tract nor less than 100 feet from any dedicated roadway as contained in the plat referenced above.
4. If subsequent lot owners choose to fence their respective lots, no gate or closure device shall be erected across the dedicated roadway or easements as platted on the subdivision maps and referenced above. Cattle guards are permissible.

Signed this 26 day of June, 1984.

Leslie C. Strange
Leslie C. Strange

Paul T. Lawlis
Paul T. Lawlis

O'Henry P. Young III
O'Henry P. Young III
Notary Seal: Notary Public, State of Colorado, Commission Expires 9/1/86

Subscribed and sworn to and acknowledged before me by Leslie C. Strange this 26 day of June 1984
Witness my Hand and Official Seal.

My Commission Expires 9/1/86
Business Address: 3126 W. 147th St., Aurora, CO 80015
Notary Public