



DECLARATION OF RESTRICTIVE C

WHEREAS Eric Bachman is the owner of certain County of Huerfano, State of Colorado described as fo

The Esperanza Development, consisting c
Primero, Segundo, and Tercio; all accordi
Reception #364164, Huerfano County, Cl

WHEREAS the owner intends to sell, convey, an
several tracts subject to protective covenants, conditic
the use and benefit of the owner and his grantees in o
and attractive development of the property, and to ins
safety, convenience, and general welfare of all owners

NOW WHEREFORE the owner does hereby publi
that this document shall establish the following covenan
restrictions to all tracts created within the above descr
these covenants shall run with the land and shall be bi
heirs, personal representatives, successors and assign

- 1. That the tracts shall be subject to the cor
one each on either side of the stream tha
property. These roadways shall be used l
grantees; their quests and assians for the



4. That all mineral rights are reserved to mineral development that disturbs the three tracts shall consent by written dc commencement of said development.
5. That Purchaser shall not construct any characterized as a mercury vapor light discharges a bright light. Any and all o nature as to produce no more than 120 shall be no more than two such lights l extend no more than ten (10) feet abo
6. No structure may be constructed upon structure will be obstructing the view of mountain range, furthermore, no struct line.
7. Each residence upon each Tract shall be harmony with the natural surroundings. stone, adobe, straw, wood, log, clay or material and shall be of a subdued color environment. Other structures may be materials, but shall conform to the color
8. These covenants shall run with the land