

RESTRICTIVE COVENANTS

The undersigned, being the owners of Lots 1 through 26, CHAUNCEY G. ADAM SUBDIVISION, located in the City and County of Denver and State of Colorado, declare and covenant for themselves, their grantees, successors and assigns, as follows:

A. These covenants shall run with the land and shall be binding on all persons and parties claiming by, through or under the undersigned until January 1, 1987.

B. All lots in the blocks hereinabove set forth shall be used or occupied for residential purposes only, and no structure shall be erected, altered, placed or permitted to remain on said lots or building sites as herein provided other than a single family dwelling, and a private garage for not more than three cars.

C. No noxious or offensive trade or activity shall be carried on upon any lot or lots, or building sites, nor shall anything be done thereon which may be or become a nuisance to the neighborhood.

D. No building shall be located on any lot or building site nearer than twenty (20) feet to the front property line, nor nearer than twenty (20) feet to any side street line. All residences shall be located at least five (5) feet from any side lot line or building site line, and all outbuildings, including detached garages, shall be located at least five (5) feet from any side or rear lot or building site line. No residential building shall be erected or placed on any lot or building site having an area of less than seven thousand (7,000) square feet, and a frontage of less than sixty-five (65) feet at front set back line, except Lots 7, 8, 9, 22 and 23, which shall not be less than fifty (50) feet at front set back line.

E. No building shall be erected, placed, or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography, finished grade elevation, and foundation elevation.

F. The Architectural Control Committee is composed of:

Edward S. Lampert

326 Holly Street
Denver, Colorado

Ann Lampert

326 Holly Street
Denver, Colorado

Harry M. Sterling

555 Capitol Life Center
Denver, Colorado

A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of

the committee the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant.

G. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, completion being construed to be the date of the final inspection of the City and County of Denver, approval will not be required and the related covenants shall be deemed to have been fully complied with.

H. No dwelling shall be permitted on any lot at a cost of less than \$20,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than 1,500 square feet for a one-story dwelling, nor less than 900 square feet for a dwelling of more than one story and split-levels.

I. No trailer, basement, tent, shack, garage, barn or any other outbuilding erected or placed on any of said lots or building sites shall at any time be used as a residence temporarily or permanently, nor shall any structure of temporary character be used as a residence.

J. No barns, chicken houses or any other buildings for the care of chickens, livestock, or animals, except household pets, shall be placed or permitted to remain on any lot or building site.

K. If there have been no proceedings at law or suit to enjoin any construction or alteration of any structure by any party or parties within thirty (30) days, after completion, completion being construed to be the date of the final inspection by the City and County of Denver, it shall be deemed that the above restrictive covenants, so far as applicable, have been complied with.

L. If any of the provisions of these declarations and covenants are determined by decree of Court to be void or ineffective, such decree shall not affect any of the other provisions hereof, but the same shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned have caused their

names to be hereunto subscribed this _____ day of _____,
1969.

David W. Farnum

Mary K. Farrand

Katherine E. Adam

Edward S. Lampert
