

3850

APR -5 1956

7850

5

250

139

MAYFAIR LAND COMPANY

TO
THE PUBLIC

RESTRICTIVE COVENANTS FOR
BLOCKS 1, 2, 3, 4 and 5,
WINSTON-DOWNS 2ND FILING

APR 5 PM 2 17

7850

5

LSI - MIS

APR -556 9 1 6 7 5 2

The undersigned, being the owner of

Blocks 1, 2, 3, 4 and 5,
WINSTON-DOWNS 2ND FILING,

ROBERT E. LEE
Clk & Recorder

located in the City and County of Denver and State of Colorado, declares
and covenants for itself, its 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, 1980.

(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 thirty-five (35) feet to the front line, nor nearer than ten (10) feet to any side street line. All detached garages and outbuildings shall be located at least seventy (70) feet back from the front lot 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 8,000 square feet, and a frontage of less than seventy (70) feet.

(e) On all houses, the height of the plate shall not be over eleven (11) feet above the highest point of the finished grade at the foundation of the building, except Lots 3 to 17, inclusive, Block 1, and Lots 1 to 8, inclusive, Block 2, of said Winston-Downs 2nd Filing, in which locations split-levels or two-story houses are allowable.

(f) 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.

(g) 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.

(h) No fence shall be erected forward of the front building line of said dwelling house, provided however, a fence not exceeding two (2) feet in height may be erected within fifteen (15) feet of the front building line.

(i) If the undersigned or its grantees, successors, or assigns, shall violate or attempt to violate any of the declarations and covenants

herein, it shall be lawful for any other party or parties owning real property situate in said Blocks, to prosecute proceedings at law or in equity against said party or parties violating or attempting to violate the terms hereof, and either enjoin such party or parties from so doing or recover damages for such violation.

(j) 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.

(k) In the event any of the restrictive covenants herein contained should be in conflict with any zoning ordinance of the City and County of Denver, now or hereafter in force, such zoning ordinance shall supersede any such restrictive covenant or covenants.

IN WITNESS WHEREOF, the said MAYFAIR LAND COMPANY has caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Assistant Secretary, this 15th day of March, 1956.



MAYFAIR LAND COMPANY

By W. Braxton Ross
President

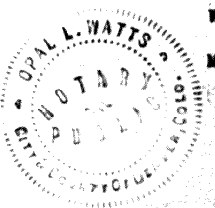
E. E. Hiatt
Assistant Secretary

STATE OF COLORADO,)
) SS.
CITY AND COUNTY OF DENVER.)

The foregoing instrument was acknowledged before me this 15th day of March, 1956, by W. BRAXTON ROSS as President, and E. E. HIATT as Assistant Secretary of MAYFAIR LAND COMPANY, a Colorado corporation.

Witness my hand and official seal.

My commission expires September 24, 1956.



Opal L. Watts
Notary Public