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DECLARATION

of

Conditions, Covenants, Restrictions, Easements and Charges
Affecting the Real Property known as Roxbury Park Subdivision

THIS DECLARATION made by Gates Land Company, a Colorado
corporation, hereinafter called Declarant.

WITNESSETH:

WHEREAS, Declarant is the owner of a residential area of
the City of Colorado Springs, to-wit: all the Lots in Roxbury Park Subdivision
(hereinafter the "Subdivision") and desires to provide for the
preservation of the values and amenities of the Subdivision and to
provide for maintenance and for the convenience of its residents and
to this end desires to subject the Subdivision to the covenants,
restrictions, easements, charges and liens hereinafter set forth,
each and all of which 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 of any owner thereof;

NOW, THEREFORE, Declarant declares that the real property Roxbury Park Subdivision is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes herein referred to as "Covenants") hereinafter set forth.

ARTICLE I

Covenants to Preserve the Residential Character of the Subdivision

Single Family Residential Restrictions.

Section 101. All lots and building sites in the Subdivision shall be used exclusively for private residential purposes. No dwelling erected or maintained within the Subdivision shall be used or occupied for any purpose other than for a single-family dwelling. No business, profession or other activity conducted for gain shall be carried on or within any lot or building site.

Section 102. No structure shall be erected within the Subdivision except single-family dwellings and those accessory buildings and accessory structures which have been approved by Declarant. No structure other than a dwelling, no accessory building other than a guest house or servant's quarters, no trailer, tent or other similar or dissimilar temporary quarters may be used for living purposes. No other structure may be placed on any building site before completion of the dwelling upon such building site except with the permission of Declarant.

Section 103. No tent, treehouse, barn, camping quarters or any temporary structure shall be placed on any lot at any time except with permission of Declarant or except as provided in Section 108.

Section 104. All construction shall be new. No building previously used at another location nor any building or structure originally constructed as a mobile dwelling or structure may be moved onto a lot or building site except as expressly provided in Section 108.

Section 105. No building materials shall be stored on any lot, except temporarily during continuous construction of a building or its alteration or improvement, unless enclosed in a service yard or within a building so as not to be visible from any neighboring property or adjacent streets.

Section 106. A structure shall not be occupied in the course of original construction until substantially completed. All work of construction shall be prosecuted diligently and continuously from the time of commencement until fully completed.

Section 107. The exterior of all buildings or other structures must be completed within one (1) year after the commencement of construction except where such completion is impossible or would result in great hardship due to strikes, fires, national emergency or natural calamities. If not so completed, or if construction shall cease for a period of sixty (60) days without permission of Declarant, the unfinished structure or unfinished portion thereof shall be deemed

a nuisance and may be forthwith removed by Declarant at the cost of the owner.

Section 108. Temporary buildings for use in connection with construction within the Subdivision or in connection with sales of new homes or lots may be erected or maintained and model homes may be used and exhibited by Declarant, by anyone who owns or holds a contract or option to acquire two or more lots in the Subdivision, and with Declarant's permission by any lot owner. The appearance and placement of temporary buildings permitted for construction or sales purposes must be approved by Declarant. Such temporary buildings shall be promptly removed when no longer used for the designed purposes.

Section 109. No derrick or other structure designed for use in or used for boring or drilling for water, oil, or natural gas shall be permitted upon or above the surface of said property, nor shall any water, oil, natural gas, petroleum, asphaltum or other hydrocarbon substances be produced from any well located upon, in or under said property.

Easements

Section 111. There are hereby reserved to Declarant, its successors and assigns, perpetual, alienable, divisible and releasable easements and the right from time to time to grant such easements to others over, under, in and across.

each of the five (5') foot strips along and
adjoining the side boundary lines of each lot
and

each of the seven (7') foot strips along and
adjoining the rear boundary lines of each lot,

for use of all or part of such areas for lines for transmission of
electric current or impulses or electronic signals, for heat and fuel
lines, for water lines, for utility lines, for drainage, and for other
similar or dissimilar facilities and purposes, and for any one or
more of such purposes.

Section 112. Easements in addition to those above described
may have been or may hereafter be granted by duly recorded conveyance.

Section 113. All utilities except lighting standards and customary
service devices for access, control or use of utilities shall be installed
underground.

Density, Set Back and Quality Standards.

Section 131. No more than one dwelling shall be erected or
maintained within any building site, to-wit: a lot as established by
the recorded plat or the combination of two or more lots or portions
thereof as approved by Declarant and aggregating not less than 15,000
square feet.

Section 132. No private passenger motor vehicles owned by,
belonging to, used, leased or controlled by an Owner or his tenant

shall be parked overnight on any street. The structures on each lot or building site shall include a two-car fully enclosed garage or such equivalent garage arrangements as may be approved by Declarant.

The site improvements on each lot or building site shall include adequate driveway or other similar off-street space for temporary parking of two (2) private passenger motor vehicles. All driveways shall be improved with asphalt surface paving unless otherwise approved by Declarant.

Section 133. Except with Declarant's approval no building, porch, eave, overhang, projection or other part of a building shall be located within forty (40') feet of a front lot line, or within ten (10') feet of a side lot line, or, where the side lot adjoins a public street within twenty-five (25') feet of such side lot line adjoining a public street. Such approval may be given only (a) for fireplace projections integral with the building or (b) for eaves and overhangs or (c) for construction which extends less than fifteen (15') feet into the setback areas adjoining public streets or less than ten (10') feet into any other setback area and which Declarant determines to be consistent with or required by the lot terrain or lot shape and consistent with superior design. No hedge more than two (2') feet high shall be installed or maintained at any location on a lot which is closer to an adjoining street than the dwelling or any other

building situate on the lot. All construction must also conform to the building code, zoning code and subdivision regulations of the City of Colorado Springs, which regulations may vary from the provisions of this Section and other Sections.

Section 134. No dwelling shall be erected which has an Architectural Floor Area of less than 2,200 gross square feet. Architectural Floor Area is the sum of the following percentages of gross square-foot areas:

Gross square feet on main living level	- 100%
Gross square feet on finished upper stories above main living level or garden level	- 75%
Gross square feet on finished garden level with direct walkout access to outside	- 50%
Gross square feet on finished basement level	- 25%
Gross square feet of balconies, raised decks, covered patios	- 25%
Gross square feet of attached garage area in excess of 400 square feet	- 50%

Gross square feet covers the exterior perimeter of the area being measured.

Section 135. No dwelling or other structure shall exceed thirty-five (35') feet in height from the lowest elevation of the natural grade along the perimeter of the structure or extend more than

eighteen (18') feet above the highest natural elevation on the lot except with the prior permission of Declarant. In granting or withholding such permission Declarant shall give primary consideration to the protection of views from adjoining lots.

Section 136. Architectural standards are established to the end that the Subdivision may benefit from the natural advantages of its particular location. While the standards for architectural style are flexible, compatibility with the informal natural environment is required. Contemporary, Southwestern and Western styles typical of the Pikes Peak Region are desirable. Formal styles such as French Provincial, English Tudor, and Colonial will not be approved except in modified forms. All buildings must be designed to fit the natural contours of the lot without excessive grading. All buildings shall be designed and all plans signed by a registered architect or by a qualified designer approved by Declarant.

Section 137. All buildings shall conform to the following material and appearance standards:

- a) Exterior materials shall be natural wood, brick, stone, stucco, or natural material approved by Declarant. Manufactured siding such as masonite will not be approved.
- b) Aluminum or wood windows are permitted. All aluminum windows shall be anodized and painted or coated a color to blend with the color of the building.

- c) Gutters, if installed, shall be painted the same color as the adjoining trim color of the building.
- d) Exposed concrete shall be stuccoed and painted or textured in a manner approved by Declarant.
- e) All roof areas shall be of wood shakes, wood shingles, tile, slate, copper, or such other material as may be approved by Declarant. Asphalt roofing materials are not permitted.

Section 138. Fencing shall be limited to privacy areas and animal control areas adjoining the primary dwelling. Fencing along lot lines is not desirable. All fences and walls shall be designed and constructed as a visual extension of the architecture of the primary dwelling, including both scale and use of materials. The painted, stained or natural coloration of fences shall be consistent with the coloration of the primary dwelling.

Section 139. Within six (6) months after completion of a dwelling or within any extension of that period granted by Declarant, all yards and open spaces, except as prevented by subsequent construction activities, shall be landscaped and thereafter maintained in lawn or landscape. Landscape should include areas of natural vegetation, and preservation of existing trees, scrub oak and other natural vegetation is intended. No existing trees, surface boulders, or scrub oak shall be removed from any lot unless required by construction activity and

unless approved by Declarant. The use of gravel, small rocks, and paving as landscape materials is not desirable. For lots 3, 7, 10 and 18, the landscape shall include trees planted along both sides of the full length of the driveway access strip at not less than twenty (20') feet intervals on each side.

Section 140. Any accessory building or structure shall harmonize in appearance with the dwelling situated on the same lot.

Section 141. No aerial or antenna for reception or transmission of radio or television or other electronic signals shall be maintained on the roof of any building nor shall they be maintained at any location so as to be visible from neighboring property or adjacent streets.

Section 142. Each Owner shall maintain the exterior of the dwelling, any accessory building, and all other structures, lawns and landscaping, walks and driveways, in good condition and shall cause them to be repaired as the effects of damage or deterioration become apparent. Exterior building surfaces and trim shall be repainted periodically and before the surfacing becomes weatherbeaten or worn off. Periodic exterior maintenance also includes repair and maintenance of gutters, downspouts, roofs, paving, lawns, shrubs, trees, other landscape material, fences, signing, mail boxes and outdoor lighting.

Section 143. Any dwelling or building which may be destroyed in whole or in part by fire, windstorm or for any other cause or act

of God must be rebuilt or all debris must be removed and the lot restored to a sightly condition, such rebuilding or restoration to be completed with reasonable promptness and in any event within six (6) months.

Living Environment Standards.

Section 151. Each Owner shall prevent the development of any unclean, unsightly or unkept conditions of buildings or grounds on such lot which shall tend to substantially decrease the beauty of the neighborhood as a whole or in the specific area.

Section 152. Garage doors shall be kept closed except when being used to permit ingress or egress to or from the garage.

Section 153. All maintenance equipment shall be stored in an enclosed structure or otherwise adequately screened so as not to be visible from neighboring property or adjoining streets.

Section 154. All outdoor clothes poles, clothes lines and other facilities for drying or airing of clothing or household goods shall be placed or screened by fence or shrubbery so as not to be visible from neighboring property or adjacent streets.

Section 155. No ashes, trash, rubbish, garbage, grass or shrub clippings, scrap material, or other refuse, or receptacles or containers therefor, shall be stored, accumulated or deposited outside so as to be visible from any neighboring property or street, except during refuse collections.

Section 156. No noxious or offensive activity shall be carried on upon any lot nor anything done thereon tending to cause embarrassment, discomfort, annoyance or nuisance to the neighborhood. No offensive or hazardous activities may be carried on on any lot or in any living unit. No annoying lights, sounds or odors shall be permitted to emanate from any living unit.

Section 157. No exterior speakers, horns, whistles, bells or other sound devices except security devices used exclusively for security purposes shall be located, used or placed on any structure or within any building site.

Section 158. All yards and open spaces and the entire area of every lot on which no building has been constructed, shall be kept free from plants or weeds infected with noxious insects or plant diseases and from weeds which in the opinion of Declarant are likely to cause the spread of infection or weeds to neighboring property and free from brush or other growth or trash which in the opinion of Declarant cause undue danger of fire.

Section 159. In order to effect insect, weed or fire control or to remove nuisances, Declarant has the right at its election to enter upon any lot upon which a building has not been constructed and to mow, cut, prune, clear and remove from the premises brush, weeds or other unsightly growth which in the opinion of Declarant detracts from the overall beauty, setting and safety of the area, and to remove any trash

without such entrance and removal being deemed a trespass.

Section 160. No material change may be made in the ground level, slope, pitch or drainage patterns of any lot as fixed by the original finish grading except after first obtaining the prior consent and approval of Declarant. Grading shall be maintained at all times so as to conduct irrigation and surface waters away from buildings and so as to protect foundations and footings from excess moisture.

Designation and Use of the Natural Preserve

Section 161. Certain areas within lots have been designated as Natural Preserve and are shown and defined in the map of Section 401. The Natural Preserve shall be used by each lot owner only in such a manner as is consistent with the preservation of the natural growth and, except for driveways approved by Declarant, shall not be subjected to any kind of intensive or destructive use or any activity which might result in permanent damage to the existing natural growth. In amplification and not in limitation of this general restriction the following specific restrictions are imposed on the Natural Preserve:

- a) No planting or cultivation shall be permitted except planting and cultivation of plants native to the Pikes Peak region.
- b) No alteration of ground conditions and no clearing of living growth shall be permitted except for driveways approved by Declarant.
- c) No structures or installations of any kind shall be permitted except for approved driveways.

- d) No vehicles or conveyances of any type shall be permitted within the Natural Preserve except on approved driveways or except to preserve order or to protect, preserve or maintain the Natural Preserve.
- e) No activity tending to product litter shall be permitted.
- f) A portion of the Natural Preserve, identified as the 100-year flood plain on the recorded plat of Roxbury Park, is a natural drainage channel. In addition to the other restrictions applicable to the Natural Preserve, no obstruction of any kind to the natural flow of water through this drainage channel shall be allowed.

Section 162. Tracts A and B have also been designated as Natural Preserve, shall be maintained and used by the owners of such tracts only in the manner specified by Section 161, and shall be kept free of any litter or debris.

Restrictions Requiring Declarant's Authority.

Section 171. Except as Declarant may from time to time grant permission, which permission shall be revocable:

- a) No aerial or antenna for transmission of radio or television or other electronic signals may be maintained or erected within the Subdivision. No electronic or radio transmitter of any kind other than garage door openers shall be operated in or on any structure or within any building site.

b) No animals except an aggregate of three (3) domesticated dogs or cats and except domesticated birds and fish and other small domestic animals permanently confined indoors shall be maintained within the Subdivision and then only if kept as pets. No animal of any kind shall be permitted which in the opinion of Declarant makes an unreasonable amount of noise or odor or is a nuisance. No animals shall be kept, bred or maintained within the Subdivision for any commercial purposes.

c) No boat, trailer, camper (on or off supporting vehicles) van, tractor, commercial vehicle, mobile home, motor home, motorcycle, any towed trailer unit, any truck, any vehicle designed principally for hauling articles or material rather than for the private conveyance of individuals, or any other vehicle excepting only a private passenger vehicle, shall be parked on any street or within any lot or building site except in a completely enclosed structure, or fully screened in a manner approved by Declarant so as not to be visible at ground level from an adjoining public street.

d) No stripped down, partially wrecked, or junk motor vehicle or sizeable part thereof, shall be permitted to be parked on any street or on any lot in such manner as to be visible at ground level from any neighboring property or street.

e) No maintenance, servicing, repair, dismantling or repainting of any type of vehicle, boat, machine or device may be carried on except within a completely enclosed structure which screens the sight and sound

of the activity from the street and from adjoining property.

f) The only signs permitted on any lot or structure shall be:

One sign of customary size for offering of the signed property for sale or for rent;

One sign of customary size for identification of the occupant and address of any dwelling;

Such multiple signs for sale, administration and directional purposes during development as are approved by Declarant;

Such signs as may be necessary to advise of rules and regulations or to caution or warn of danger; and

Such signs as may be required by law.

There shall not be used or displayed on any lot or structure any signs except those mentioned above or any banners, streamers, flags, lights or other devices calculated to attract attention in aid of sale or rental. All permitted signs must be professionally painted, lettered and constructed.

Architectural Control by Declarant.

Section 172. No structure shall be commenced, erected, placed, moved onto a lot, permitted to remain on any lot or altered in any way so as to change materially its exterior appearance, and no landscaping material of any type shall be installed on any lot, except in accordance with plans, specifications and other information submitted to Declarant and approved by Declarant not more than two (2) years before start of the construction, alteration or installation. Matters which require the approval of Declarant include but are not limited to: the exterior appearance, material, color, height, location of each structure, drive,

walk, fence and mailbox, grading of site, site lighting, and location, size and type of any landscape material including grass, ground cover, ornamental rock, shrubs and trees.

Section 173. In granting or withholding approval Declarant shall heed the standards specified in these Covenants and shall also consider among other things: the adequacy of the materials for their intended use, the harmonization of the external appearance with the surroundings, the proper relations of the structure to the environment and to surrounding uses, the degree, if any, to which the proposed structure will cause intrusions of sound, light or other effect on neighboring sites beyond those reasonably to be expected in an urban residential area from considerate neighbors.

Section 174. All plans, samples and other materials to be submitted to Declarant shall be submitted in duplicate. The minimum scale of such plans shall be 1/20th inch equals 1 foot. The plot plan in said minimum scale shall show the location of all buildings, drives, walks, fences and any other structures and the existing houses on all sides of the lot. Proposed new contours throughout the lot and abutting street elevations on all sides shall also be shown. Structure plans shall show all exterior elevations, and shall indicate and locate on each elevation the materials to be used and designate each exterior color to be used by means of actual color samples. If requested, a soils report for the building site shall be supplied to Declarant.

Landscaping plans shall show the location of all landscaping elements, including grass, ground cover, shrubs, trees and other landscape materials for all the area of the lot not covered by structures. The size and type of all new plant materials shall be indicated.

Section 175. A written statement of the approval or disapproval or other action by Declarant, acknowledged by an officer of Declarant, shall establish the action of Declarant and shall protect any person relying on the statement. If Declarant does not execute and acknowledge such a statement within thirty (30) days after delivery of all the required materials to Declarant's principal office, the material so delivered shall stand approved for the purpose of these covenants. Declarant shall be entitled to retain one copy of all approved plans as part of Declarant's files and records.

ARTICLE II

Powers and Responsibilities of Declarant

Variances.

Section 201. Declarant shall have authority to grant for a lot or building site a variance from the terms of one or more of Sections 107, 133, 134, and 143 subject to terms and conditions fixed by Declarant as will not be contrary to the interests of the Owners and residents of the Subdivision where, owing to exceptional and extraordinary circumstances, literal enforcement of all of those Sections will result in unnecessary hardship. Following an application for a variance:

a) Declarant shall call a meeting of Owners of lots in the Subdivision, to be held at Declarant's principal office, notice of which meeting shall be given to the Owners at least twenty (20) days in advance, at which meeting all Owners shall have opportunity to appear and express their views.

b) Whether or not anyone appears at the meeting in support of or in opposition to the application for variance Declarant shall within one (1) week after the meeting either grant or deny the variance.

c) A variance granted hereunder shall run with the lot or building site for which granted.

d) If a variance is denied another application for a variance for the same lot or building site may not be made for a period of one (1) year.

e) A variance shall not be granted unless Declarant shall find that all of the following conditions exist:

- i. the variance will not authorize the operation of a use other than private, single-family residential use;
- ii. Owing to the exceptional and extraordinary circumstances, literal enforcement of the Sections above enumerated will result in unnecessary hardship;
- iii. the variance will not substantially or permanently injure the use of other property in the Subdivision;
- iv. the variance will not alter the essential character of the Subdivision;
- v. the variance will not weaken the general purposes of these covenants;

- vi. the variance will be in harmony with the spirit and purpose of these covenants;
- vii. the circumstances leading the applicant to seek a variance are unique to the lot or building site or its owner and are not applicable generally to lots in the Subdivision or their owners.

Declarant's Successors and Assigns.

Section 202.

a) Three years after Declarant first conveys a lot in the Subdivision to a purchaser or at such earlier time as Declarant has conveyed to purchasers an aggregate of eleven (11) lots, Declarant shall transfer all of its functions, rights and powers of granting or withholding approval, permission or consent and its other functions, rights and powers under Sections 102, 103, 107, 108, 131, 132, 133, 135, 136, 137, 139, 158, 159, 160, 161, 162, 171, 172, 173, 174, and 201 and its responsibilities under Section 175 to an Architectural Control Committee of three (3) individuals, one to be appointed and to serve at the pleasure of Declarant, the other two to be elected by the lot owners (other than Declarant) each of whom shall have one (1) vote per lot owned. One of the first two committee members elected by the lot owners shall be elected for a one-year term and the other for a two-year term, and thereafter such members shall be elected for two-year terms, one of which begins and ends in odd-numbered calendar years, the other in even-numbered calendar years. Declarant shall (and in

case Declarant fails to act any one or more lot owners may) call a meeting of lot owners or circulate written ballots among all the lot owners to elect two individuals to the committee. The committee shall adopt and from time to time may revise by-laws to provide for the procedures and actions of the committee and for future election by lot owners.

b) Subject to Section 202 (a) the rights and powers of Declarant under these covenants shall pass to the successors and assigns of Declarant, and Declarant may, by written instrument of assignment, transfer in whole or in part any or all of its rights and powers under these covenants.

Officers and Agents Excused from Liability.

Section 203. Declarant, the officers and directors, members and agents of Declarant, and the members of the Architectural Control Committee shall not be liable to any party whatsoever for any act or omission unless the act or omission is in bad faith and amounts to fraud.

Declarant Can Remedy Violations.

Section 204. Until the time for establishment of the Architectural Control Committee as provided by Section 202 (a) Declarant may, and after its establishment the Architectural Control Committee or Declarant, including an assignee or delegate, may give notice to the Owner of the lot where a breach occurs or which is occupied by the persons causing or responsible for the breach, which notice shall state the nature of the

breach, and the intent of the Committee or Declarant to invoke this Section unless within a period stated in the notice, not less than five (5) calendar days, the breach is cured and terminated or appropriate measures to cure and terminate are begun and are thereafter continuously prosecuted with diligence. If the breach is not cured and terminated as required by the notice the Committee or Declarant (whichever gives the notice) may cause the breach to be cured and terminated at the expense of the Owner or Owners so notified, and entry on Owner's property as necessary for such purpose shall not be deemed a trespass. The cost so incurred by the Committee or Declarant shall be paid by the person responsible for the breach and if not paid within thirty (30) days after such Owner has been sent notice of the amount due, such amount, plus interest at the rate of twelve (12%) percent per annum and plus cost of collection, shall be a lien on the ownership interest in the lot (including improvements thereon) of each person so notified and shall in all respects be the personal obligation of the Owner. The Committee or Declarant may bring an action at law for recovery of the costs so incurred by it, plus interest and cost of collection against the Owner personally obligated to pay and may bring an action to foreclose the lien against the lot and improvements subject to the lien and there shall be added to the amount of such obligation the cost of preparing and filing the complaint in such action, and the judgment in any such action shall include

interest as above provided and a reasonable attorney's fee to be fixed by the court, together with the costs of the action. The foregoing specified rights and remedies shall not limit the right of any lot owner to enforce these covenants as otherwise may be provided by law or equity.

ARTICLE III

General Provisions for Effect of these Covenants

Definitions.

Section 301. The following words and expressions as used in these Covenants have the meanings indicated below unless the context clearly requires another meaning:

Accessory Building: Detached garages, patios, swimming pools, dressing rooms for swimming pools, separate guest houses without kitchen, separate servants' quarters without kitchen and other buildings customarily used in connection with the single-family residence.

Building Site: A lot as established by the recorded plat or the combination of two or more lots or portions thereof as approved by Declarant and aggregating not less than 15,000 square feet.

Cost of Collection: All expenses and charges incurred, including attorney's fees.

These Covenants: This declaration and the provisions contained in it.

Declarant: Gates Land Company, a Colorado corporation.
After a transfer pursuant to Section 202 (b), Declarant means the transferee.

Declarant's principal office: The principal office maintained by Declarant in El Paso County, Colorado, and if there is no such office, then Declarant's registered office for service of process, and if there

is none then any location at which service of process could be made according to the laws and rules governing civil actions in District Courts in Colorado.

Lot: Each area designated as a lot in the recorded plat of the Subdivision.

Lot Lines: Front, side and rear lot lines shall be the same as defined in the zoning regulations of the City of Colorado Springs in effect from time to time; in the absence of such a definition a front lot line is the boundary line between the lot and the public street which affords the principal access to the lot; a side lot line is any boundary line which meets and forms an angle with the front lot line. Other lot lines are rear lot lines. In the case of lots 3, 7, 10, and 18, the approved placement of primary building shall determine the front, side and rear lot lines.

Owner: Person having fee simple legal title to a lot. If more than one person has such title, all such persons are referred to collectively as "Owner" and shall exercise their rights as an Owner through such one of them as they may designate from time to time.

Structure: Any thing or device other than trees and landscaping the placement of which upon any building site might affect its architectural appearance including by way of illustration and not limitation any dwelling, building, garage, porch, shed, greenhouse, driveway, walk, patio, swimming pool, tennis court, fence, mailbox, wall or outdoor lighting.

Structure shall also mean an excavation or fill the volume of which exceeds five (5) cubic yards or any excavation, fill, ditch, diversion dam or other thing or device which affects or alters the natural flow of surface waters upon or across any lot or which affects or alters the flow of any waters in any natural or artificial stream, wash or drainage channel upon or across any lot.

The Subdivision: The area subdivided as Roxbury Park Subdivision, according to the plat recorded in the office of the Clerk and Recorder of the County of El Paso and State of Colorado. The Subdivision is delineated in the map Section 401 of these Covenants.

Enumerations Inclusive: A designation which describes parcels or other things as from one number, letter or other designation to another includes both such numbers, letters or other designations and all in between.

Gender and Number: Whenever the context permits, Owner or Owners shall be deemed to refer equally to persons of both sexes and to corporations, singular to include plural and plural to include singular.

Captions.

Section 302. Captions, titles and headings in these Covenants are for convenience only and do not expand or limit the meaning of the Section and shall not be taken into account in construing the Section.

Covenants Run with the Land

Section 303. These Covenants shall run with the land and shall inure to and be binding on each lot and upon each person or entity hereafter acquiring ownership or any right, title and interest in any lot in the Subdivision.

Covenants are Cumulative.

Section 304. Each of these Covenants is cumulative and independent and is to be construed without reference to any other provision dealing with the same subject matter or imposing similar or dissimilar restrictions. A provision shall be fully enforceable although it may prohibit an act or omission sanctioned or permitted by another provision.

These Covenants may not be Waived.

Section 305. Except as these Covenants may be amended or terminated in the manner hereinafter set forth they may not be waived, modified or terminated and a failure to enforce shall not constitute a waiver, or impair the effectiveness or enforceability of these Covenants. Every person bound by these Covenants is deemed to recognize and agree that it is not the intent of these Covenants to require constant, harsh or literal enforcement of them as a requisite of their continuing vitality and that leniency or neglect in their enforcement shall not in any way invalidate these Covenants or any part of them, nor operate as an impediment to their subsequent enforcement and each such person agrees not to defend against enforcement of these Covenants on the ground of waiver.

Right to Enforce the Covenants.

Section 306. These Covenants are for the benefit of the Owners, jointly and severally, and Declarant and may be enforced by action for damages, suit for injunction, mandatory and prohibitive, and other relief, and by any other appropriate legal remedy, instituted by one or more Owners, Declarant, the Architectural Control Committee, or any combination of them. All costs, including reasonable attorney's fees, incurred by Declarant or the Architectural Control Committee in connection with any successful enforcement proceeding initiated by Declarant or by the Architectural Control Committee (alone or in combination with Owners) shall be paid by the party determined to have violated the Covenants.

Duration of Restrictions.

Section 307. Except for Sections 111 and 112, all of the provisions of these Covenants, unless sooner terminated as provided in Section 308 or Section 309 shall remain in force until the year 2028 A.D. and shall be automatically renewed for successive periods of ten (10) years unless before the year 2028 or before the end of any ten-year extension there is filed for record with the County Clerk and Recorder of El Paso County an instrument stating that extension is not desired, signed and acknowledged by the Owners of at least one-half (1/2) of the lots in the Subdivision.

Amendment, Termination and Extension.

Section 308. From time to time any one Section of these Covenants (except Sections 111 and 112) may be amended or one new

Section may be added to these Covenants by an instrument signed and acknowledged by the Owners of at least two-thirds (2/3) of the lots in the Subdivision and filed for record with the County Clerk and Recorder of El Paso County.

Section 309. All Sections of these Covenants (except Sections 111 and 112) may be terminated at any time, and from time to time any two or more Sections of these Covenants (except Sections 111 and 112) may be amended or two or more new Sections may be added to these Covenants by an instrument signed and acknowledged by the Owners of at least three-fourths (3/4) of the lots in the Subdivision and filed for record with the County Clerk and Recorder of El Paso County.

Property Rights Remain.

Section 310. Sections 111 and 112 concern property rights which can be changed only by conveyances, releases or other appropriate legal instruments executed by those to whom such property rights belong.

Severability.

Section 311. If any of these Covenants shall be held invalid or become unenforceable the other Covenants shall in no wise be affected or impaired but shall remain in full force and effect.

Action in Writing.

Section 312. Notices, approvals, consents, extensions,

applications and other action provided for or contemplated by these Covenants shall be in writing and shall be signed on behalf of the party who originates the notice, approval, consent, extension, application or other action. Permission, consent or approval of Declarant or the Architectural Control Committee under these Covenants is not effective unless in writing.

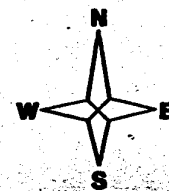
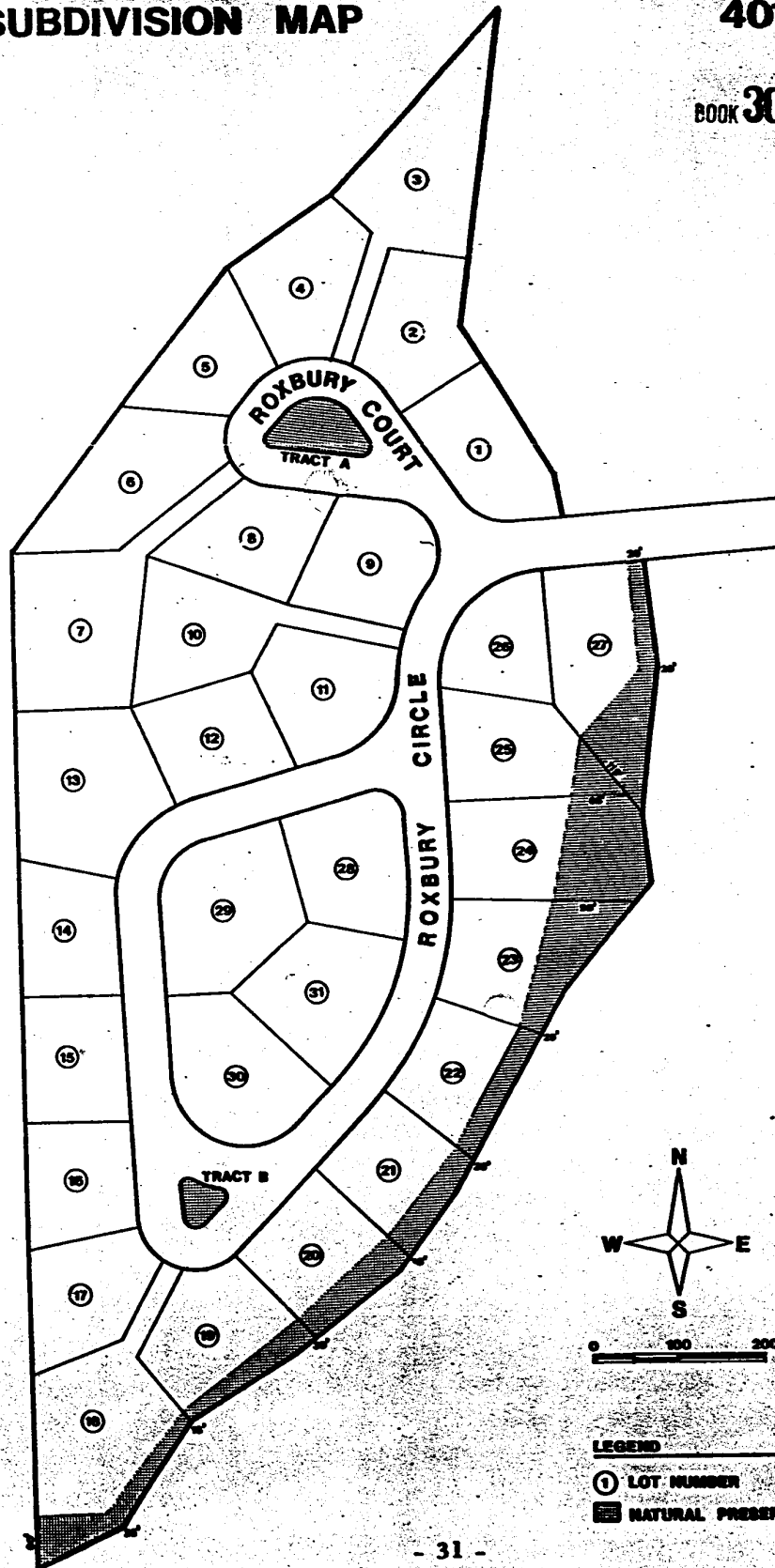
Notices.

Section 313. Any writing described in Section 312 including but not limited to any communication from Declarant or the Architectural Control Committee to an Owner, shall be sufficiently served if delivered by mail or otherwise: a) to the dwelling situate on the lot owned by that Owner; or b) if there is no dwelling, then to the address furnished by the Owner to Declarant or the Architectural Control Committee and if the Owner has not furnished an address, then to the most recent address of which Declarant or the Architectural Control Committee has a record.

**ROXBURY PARK
SUBDIVISION MAP**

**SECTION
401**

BOOK **3010** PAGE **807**




0 100 200

LEGEND

① LOT NUMBER

■ NATURAL PRESERVE

GATES LAND COMPANY

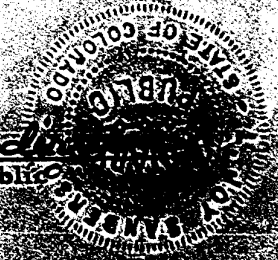

Edward L. Robinson
Assistant Secretary

The foregoing instrument was acknowledged before me this 21st day of February, 1978 by David K. Sunderland as President and Edward L. Robinson as Assistant Secretary of GATES LAND COMPANY.

My commission expires: November 1, 1981

Witness my hand and official seal.

L. Jay Sandell
Notary Public



County of El Paso State of Colorado Fee 8.00
RECEIVED AT 3:30 O'CLOCK PM APR 11 1978
RECEPTION NO. 422388 HARRIET BEALS Deputy DEPUTY

AMENDMENT

to

DECLARATION

of

Conditions, Covenants, Restrictions, Easements and Charges

Affecting the Real Property known as

ROXBURY PARK SUBDIVISION

By instrument recorded in the office of the Clerk and Recorder of the County of El Paso and State of Colorado in Book 3010 at Pages 774-808 (the "Covenants") Gates Land Company ("Declarant") created protective covenants, easements, charges and other provisions for the residential area hereinafter referred to as the "Subdivision," to-wit: Roxbury Park Subdivision.

Declarant is the owner of two-thirds (2/3) of the lots in the Subdivision and in exercise of the powers reserved to the owners of two-thirds of the lots in the Subdivision hereby amends Section 202 of the Covenants to read as follows:

Declarant's Successors and Assigns

Section 202.

a) Ten years after Declarant first conveys a lot in the Subdivision to a purchaser or at such earlier time as Declarant may choose, Declarant shall transfer all of its functions, rights and powers of granting or withholding approval, permission or consent and its other functions, rights, and powers under Sections 102, 103, 107, 108, 131, 132, 133, 135, 136, 137, 139, 158, 159, 160, 161, 162, 171, 172, 173, 174, and 201 and its responsibilities under Section 175 to an Architectural Control Committee of three (3) members, each of whom shall be an Owner of a Lot in the Subdivision; or the owner of a lot in such other single-family residential subdivisions in the same general area as are determined by Declarant to contain lots substantially similar in size, character and value to Lots in the Subdivision; or an officer, director or employee of Declarant.

b) Thereafter any one or more members of the Architectural Control Committee may from time to time be removed and their successor or successors designated by an instrument signed and acknowledged by the Owners of at least 50% of the lots in the Subdivision and filed for record with the County Clerk and Recorder of El Paso County.

c) The Architectural Control Committee may delegate to one of its members any or all of the functions and powers of the committee and until

such delegation is revoked or modified the action of the member to whom such delegation is made shall constitute the action of the committee for the purposes of these covenants.

d) The committee may take action without a meeting by a written statement signed by the members of the committee or by their delegate.

e) Vacancies in the Architectural Control Committee may be filled by action of the remaining member or members of the committee, subject always to the power of the Owners to remove and designate members of the Architectural Control Committee pursuant to Section 202.

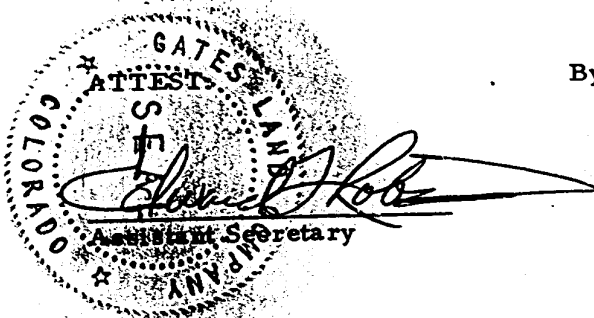
f) Declarant, or its successor Architectural Control Committee, may, if it determines such action to be in the best interest of the Owners, cause the Architectural Control Committee for the Subdivision to be merged with the Architectural Control Committees of other single-family residential subdivisions in the same general area that contain lots of substantially similar size, character and value as Lots in the Subdivision. Such merger shall be accomplished by filing with the County Clerk and Recorder of El Paso County a written document signed by Declarant, or by the Architectural Control Committee for each subdivision participating in such merger, acknowledging the action and appointing an Architectural Control Committee for the merged group. Thereafter, all functions of the predecessor individual Architectural Control Committees will be performed by the new merged Architectural Control Committee, and the substitution

of members provided for in Section 202b will require action by 50% of the owners of lots in all of the subdivisions in the merged group.

IN WITNESS WHEREOF, Gates Land Company has executed this amendment this 10th day of April, 1978.

GATES LAND COMPANY

By David K. Sunderland
President



State of Colorado)
) ss.
County of El Paso)

The foregoing instrument was acknowledged before me this 10th day of April, 1978 by David K. Sunderland as President and Edward L. Robinson as Assistant Secretary of GATES LAND COMPANY, owner of two-thirds of the lots in Roxbury Park Subdivision.

Witness my hand and official seal.

My commission expires November 1, 1981.

