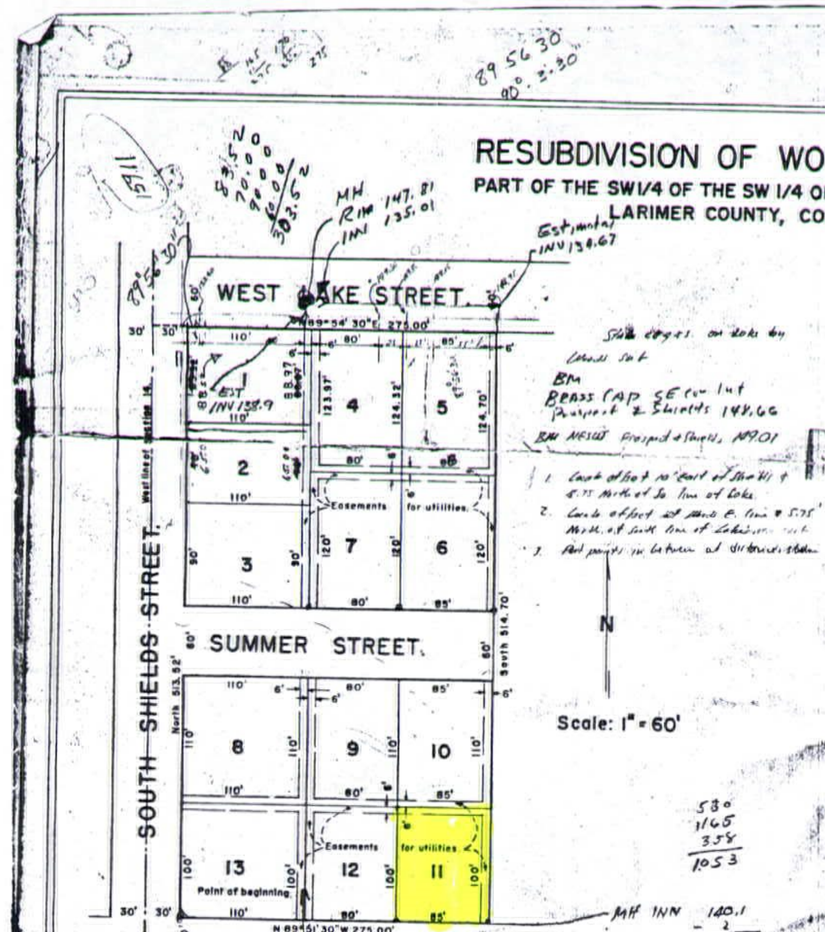
RESUBDIVISION OF WOODS SUBDIVISION.

PART OF THE SW1/4 OF THE SW 1/4 OF SECTION 14, T. 7 N., R. 69W.
LARIMER COUNTY, COLORADO.



STATEMENT.

KNOW ALL MEN BY THESE PRESENTS: That I, C. Woods, being the owner of the following described land, to wit: A part of the SW 1/4 of the SW 1/4 of Section 14, Township 7 North, Range 69 West of the 6th P.M., Larimer County, Colorado, more particularly described as being contained within boundary lines beginning at a point which is 30 feet North of the South line and 30 feet East of the West line of the SW 1/4 of said Section 14, and considering the West line of the SW 1/4 of said Section as bearing due North and with all bearings herein relative thereto, and running thence North 513.52 feet, thence N 89° 54' 30" E 275.00 feet, thence South 513.70 feet and thence N 89° 51' 30" W 275.00 feet, to the point of beginning; has caused the same to be surveyed and subdivided into lots and a street, as shown on the above plat, to be known as "Resubdivision of Woods Subdivision", and hereby dedicate and convey, to and for Public use, forever hereafter, said street, as laid out and designated on said plat and does also hereby grant the perpetual easements for the installation, maintenance and operation of utilities as are laid out and designated on said plat.

Witness my hand and seal, this 17th day of July, A.D. 1956.

I. C. Woods.

STATE OF COLORADO)
COUNTY OF LARIMER) S.S.

The foregoing instrument was acknowledged before me this 17th day of July, A.D. 1956, by I. C. Woods, for the purposes therein set forth.

My commission expires September 7, 1958

Arthur E. Marsh
Notary Public.

DECLARATION OF PROTECTIVE COVENANTS.

The undersigned, I. C. Woods, being the owner in fee simple of all of the land in the Resubdivision of Woods Subdivision, as shown on the within plat and described in the statement hereon, does hereby make this declaration of protective covenants applicable to all of the lots in the Resubdivision of Woods Subdivision.

1. LAND USE AND BUILDING TYPE. No lot shall be used for other than residential purposes and no building shall be erected, placed, altered or permitted to remain on any lot, other than one, detached single family dwelling, not to exceed one and one-half stories in height, with attached private garage for not more than three cars, except that any lot or combination of lots may be used for a church, provided specific approval has first been given by the Architectural Control Committee.

2. ARCHITECTURAL CONTROL. 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 the quality of workmanship and materials, harmony of external design with existing structures and as to location with respect to topography and finished grade elevation. Approval shall be as provided in paragraphs 7(a) and 7(b) hereof.

3. [illegible]. All improvements shall be constructed of good and suitable materials and all workmanship shall be first class. The ground area of each residence shall be not less than 1200 square feet where there is no upper story, and not less than 1000 square feet where there is an upper half story, in which event the upper story must be fully finished and just not contain less than 280 square feet of floor area.

4. LOT AREA AND WIDTH. No building shall be erected or placed on any site having a width of less than 70 feet at the minimum building setback line, nor shall any dwelling be erected on any lot or part of lots having an area of less than 7700 square feet.

5. NUISANCES. No noxious or offensive activities shall be carried on upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No livestock or poultry shall be kept on any lot.

6. TEMPORARY STRUCTURES. No structure of a temporary character, trailer, basement, tent, garage, barn or other outbuildings shall be used on any lot, at any time, as a residence, either temporarily or permanently.

7. ARCHITECTURAL CONTROL COMMITTEE:
(a). MEMBERSHIP. The Architectural Control Committee is composed of three members, namely:
I. C. Woods, of Fort Collins, Colorado,
Arthur E. Marsh, of Fort Collins, Colorado, and
Perry Knight, of Fort Collins, Colorado.
A majority of the committee may appoint a representative to act for it.
In the event of the 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 or its designated representative shall be entitled to any compensation for services performed pursuant to these covenants.
At any time, the then record owners of a majority of the lots, shall have the power, through a duly recorded written instrument, to change the membership of the committee or to withdraw from the committee or to restore to it any of its powers or duties.
(b). PROCEDURE. The committee's approval or disapproval, as required by these covenants, shall be in writing. In the event the committee or its designated representative fails to approve or to disapprove, within 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, approval will not be required and the related covenants shall be deemed to have been fully complied with.

8. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty years from the date these covenants are recorded, after which time said covenants shall automatically extended for periods of ten years unless an instrument signed by a majority of the then record owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

9. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant to restrain violation or to recover damages.

10. SEVERABILITY. Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other covenants which shall remain in full force and effect.

All lots in said Resubdivision of Woods Subdivision shall be subject to the foregoing protective covenants.
In witness whereof I, the undersigned, have caused the execution hereof on this 12th day of July A.D. 1956.

I. C. Woods

STATE OF COLORADO)
COUNTY OF LARIMER) S. S.

The foregoing instrument was acknowledged before me this 17th day of July, A.D. 1956, by I. C. Woods as owner of all of the lots in the Resubdivision of Woods Subdivision.

Witness my hand and official seal.

My commission expires September 7, 1958

Arthur E. Marsh
Notary Public.

Howard C. Evans, being first duly sworn on his oath, deposes and says that he is a professional engineer under the laws of the State of Colorado, that the survey and plat of the Resubdivision of Woods Subdivision were made by him, that said survey is accurately represented on said plat, that he has read the statements thereon and that the same are true of his own knowledge.

Howard C. Evans.
Professional Engineer.

Subscribed and sworn to before me this 17th day of July, A.D. 1956.

My commission expires September 7, 1958

Arthur E. Marsh
Notary Public.

Approved by the Fort Collins Planning and Zoning Board:
October 4, 1955
Edward W. Whitehead
Secretary.

Approved by the Larimer County Planning Commission on Harley Tiley, July 24th, 1956
Chairman. Harvey S. Cooper Secretary

ENGINEERING DEPT. NOTE:
THIS REPRESENTS THE
BEST QUALITY IMAGE POSSIBLE
TAKEN FROM VERY POOR QUALITY
ORIGINALS

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For additional information or an official copy, please contact Current Planning 281 North College Fort Collins, CO 80524 USA