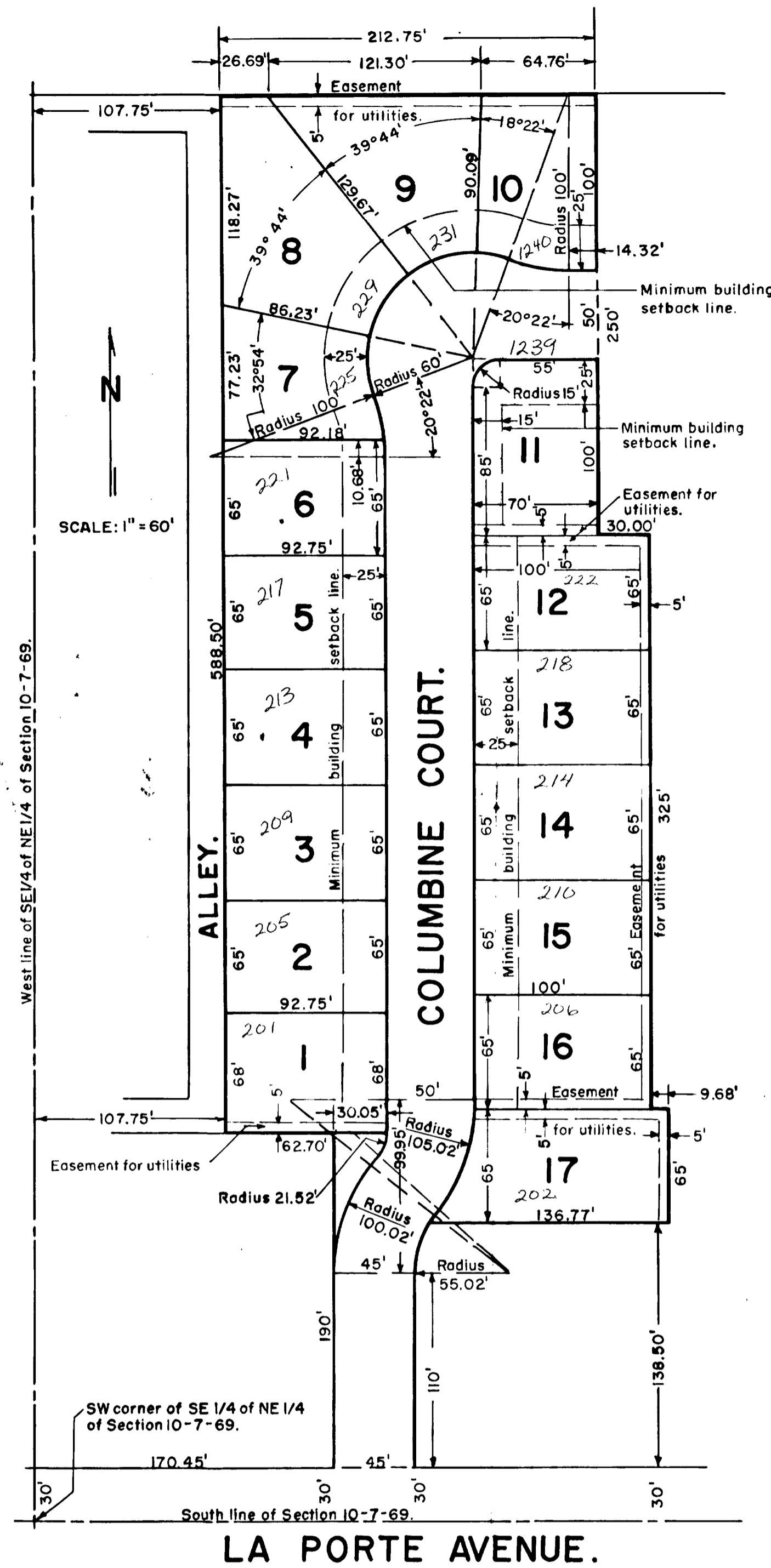


**AMMENDED PLAT
OF
COLUMBINE COURT SUBDIVISION.
Part of the SE 1/4 of the NE 1/4 of Section 10,
Township 7 North, Range 69 West of the 6th P.M.
Larimer County, Colorado.**

DECLARATION OF PROTECTIVE COVENANTS.



1. No lot shall be used except for residential purposes, and no building shall be erected, altered, placed, or permitted to remain on any lot, other than a one family dwelling, not to exceed two (2) stories in height and a private garage for not more than two (2) cars.
2. 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 location with respect to topography and finish grade elevations. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line, unless similarly approved. Approval shall be as provided in restriction number 10 hereof.
3. No dwelling shall be permitted on any lot, in which the ground floor area of the main structure, exclusive of one-story open porches and garages, shall be less than 500 square feet for a one story dwelling, or less than 500 square feet of ground floor area for a two-story dwelling.
4. No building shall be located on any lot nearer than 25 feet to the front lot line or nearer than 15 feet to any side street line, and no building shall be located nearer than 5 feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located 45 feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than 25 feet to the rear lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of a building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
5. Easements and/or alleys for the installation and maintenance of utilities and drainage facilities are reserved as shown on the within plat.
6. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood.
7. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence, nor shall any house trailer be permitted to remain on any lot.
8. No person shall be allowed to keep, breed, or raise chickens, turkeys, horses, cows, cattle, sheep, or other domestic farm animals, on any lot or erect thereon any building designed to house the same. This restriction shall not be construed to prohibit any person from keeping cats, dogs, or other household pets on any lot, provided they are not kept, bred or raised for any commercial purpose.
9. The architectural control committee is composed of the following persons: William J. Boehnke, Byron Ellsworth and Albert P. Fischer all of Fort Collins, Colorado. A majority of the committee may designate 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 nor their designated representative shall be entitled to any compensation for services performed pursuant to these covenants. At any time, the then 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 the committee any of its powers and duties.

10. 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 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 covenant shall be deemed to have been fully complied with.
 11. 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 be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.
 12. In the event that anyone shall violate any of these covenants, it shall be lawful for any owner of a lot or lots in the area to maintain an action in Law or in Equity against the person or persons so violating the covenants in order to restrain or enjoin the violation and enforce the covenants or to recover damages for the violation thereof.
 13. Invalidation of any one of these covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect.
- The undersigned William J. Boehnke, Ida Boehnke, Wayne C. Baker and Jean B. Baker being the owners in fee simple of all of the lots in Columbine Court Subdivision, situate in Larimer County, Colorado, as shown by the Plat and Statement hereon, do hereby make this declaration of protective covenants, as shown above, applicable to all of the lots in said subdivision.

IN WITNESS WHEREOF the undersigned have affixed their hands and seals this 1st day of May, A.D. 1954.

William J. Boehnke
Ida Boehnke L.S.
Wayne C. Baker L.S.
Jean B. Baker L.S.

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

The foregoing Declaration of Protective Covenants was acknowledged before me this 1st day of May A.D. 1954, by William J. Boehnke, Ida Boehnke, Wayne C. Baker and Jean B. Baker.

My commission expires Sept 23, 1954

Nellie Warfield
Notary Public.

STATEMENT.
KNOW ALL MEN BY THESE PRESENTS:— That William J. Boehnke, Ida Boehnke, Wayne C. Baker and Jean B. Baker being the owners of the following described land, situate in the County of Larimer, State of Colorado, to wit:— Part of the SE 1/4 of the NE 1/4 of Section 10, Township 7 North, Range 69 West of the 6th P.M., which is contained within boundary lines beginning at a point which is 30 feet North of the South line of the NE 1/4 of said Section 10 and 170.45 feet East of the West line of the SE 1/4 of the NE 1/4 of said Section 10, and running thence North 190.00 feet, thence West 62.70 feet, thence North 588.50 feet, thence East 212.75 feet, thence South 250.00 feet, thence East 30.00 feet, thence South 325.00 feet, thence East 9.68 feet, thence South 65.00 feet, thence West 136.77 feet, thence Southwesterly, on a 55.02 foot radius curve to the left a distance of 29.96 feet, the long chord of which is 29.59 feet in length, to a point which is 140.00 feet North of the South line of the NE 1/4 of said Section 10 and 215.45 feet East of the West line of the SE 1/4 of the NE 1/4 of said Section 10, thence South 110.00 feet and thence West 45.00 feet to the point of beginning; have caused the same to be surveyed and subdivided into 17 lots, numbered 1 to 17, as shown on the within plat, which lots are subject to the terms and provisions of the Protective Covenants shown hereon, to be known as Columbine Court Subdivision; do hereby dedicate and convey to and for public use, forever hereafter, the street, as laid out and designated on the within plat, and do also reserve perpetual easements for the purpose of constructing and maintaining utilities, as laid out and designated on the within plat.

Witness our hands and seals this 1st day of May, A.D. 1954.

William J. Boehnke
Ida Boehnke
Wayne C. Baker
Jean B. Baker

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

The foregoing instrument was acknowledged before me this 1st day of May, A.D. 1954, by William J. Boehnke, Ida Boehnke, Wayne C. Baker and Jean B. Baker, for the purposes set forth therein.

My commission expires Sept 23, 1954

Nellie Warfield
Notary Public.

Howard E. 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 the Ammended Plat of Columbine Court Subdivision were made by him, that such survey is accurately represented upon said plat, that he has read the statements thereon and the same are true of his own knowledge.

Howard E. Evans

Subscribed and sworn to before me this 1st day of May, A.D. 1954.

My commission expires Sept 23, 1954

Nellie Warfield
Notary Public.