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# Original ACC Membership

PROTECTIVE COVENANTS

Sage Port Filing #2

KNOW ALL MEN BY THESE PRESENTS: the undersigned, Colorado Western Development Co., a Colorado corporation, being the owner of a parcel of land situated in the County of Douglas, State of Colorado, more particularly described as follows: Sage Port Filing #2, except Lot 4, Block 11.

NOW THEREFORE, in consideration of the acceptance hereof by the purchasers and grantee (s) their executors, administrators, successors and assigns and all persons or concerns claiming by, through or under such grantees of deeds to lots in said tract of land, said Colorado Western Development Co. hereby declares to and agrees with each and every person who shall be or who shall become owners of any of said lots that said lots, in addition to the ordinances of the County of Douglas, State of Colorado, shall be and are hereby bound by the covenants set forth in these presents and that the property described in these restrictions shall be held and enjoyed, subject to and with the benefit and advantage of the following restrictions, limitations, and agreements, to wit:

ARCHITECTURAL CONTROL: No building shall be erected, placed or altered on any building site 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 type of materials, harmony of external design and existing structures, and as to location with respect to topography and finish grade elevations.

Should the Architectural Control Committee or its successors or assigns fail to approve or disapprove the plans and specifications submitted to it by the owner of a tract within the subdivision within thirty (30) days after written request, therefore, then such approval shall not be required, provided, however, that no building or other structure shall be erected or be allowed to remain on any tract which violates any of the covenants or restrictions herein contained. The issuance of a building permit or license, which may be in contravention of these protective covenants, shall not prevent the Architectural Control Committee from enforcing these provisions.

At the time said plans and specifications receive approval, the prospective builder shall proceed diligently with said building, and the same shall be completed within a maximum period of nine months time from the date of commencement, excepting however, that this period may be enlarged by an additional three month period if said extension is made necessary by reasons of inclement weather, inability to obtain material, strikes, acts of God, etc.

ARCHITECTURAL CONTROL COMMITTEE: MEMBERSHIP: The Architectural Control Committee is composed of Julius Pickoff, John L. Sieber, and Lee E. Stubblefield.

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. At any time, the then recorded owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee, to increase or decrease its

