

Reception No. 98989. Filed for record at 2:00 P.M. 7-16-'56
H. A. Prescott, Recorder

BUILDING AND RESTRICTIVE PROTECTIVE COVENANTS OF GRANDVIEW ESTATES

The following are building and restrictive protective covenants of Grandview Estate, being a subdivision of Section Seven (7), Township Six (6) South, Range Sixty-six (66) West of the Sixth Principal Meridian, situate, lying and being in the County of Douglas, State of Colorado:

1. That on all lots in Blocks No. 1 through No. 28 inclusive, no building shall be erected of other than masonry or frame construction and shall contain at least 1,000 square feet for the main living area. Garages must be built of masonry or frame with no restriction as to size. No house may be occupied until completely finished on the outside and painted.
2. Building setbacks shall be 10% of frontage per lot from rear property line and each side property line, setback from front property line shall be not less than 25 feet. That no building shall be built on any lot or tract containing less than 100 foot frontage.
3. That sewage from any buildings erected on the premises shall be cared for by the owners or occupants installing a septic tank which shall at all times be maintained in a proper sanitary condition, and that no privy or cesspools shall be maintained on said premises.
4. No house trailers or temporary living quarters shall be allowed on any lot.
5. There will be a tap-on charge of approximately \$350.00 to \$400.00 for water at such time water is made available to each building site.

Irving J. Denmark
Irving J. Denmark
By Edward J. Prescott
Attorney in fact

Check Recorder, Douglas County
Book 117, Page 419