

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
UNIVERSITY HILLS SUBDIVISION: FILING NUMBER 1

THIS DECLARATION, made this _____ day of _____,
A.D., 1987 by Realco Corporation, a Colorado Corporation.

W I T N E S S E T H:

WHEREAS, Realco Corporation, is the owner of certain real
property in the County of Pueblo, State of Colorado, which is
more particularly described as:

University Hills Subdivision, Filing Number One,
County of Pueblo, State of Colorado; and

WHEREAS, Realco Corporation, desires to protect and enhance
the value, desirability and attractiveness of said property for
all parties having or acquiring any right, title or interest in
the above described property; and to this end, will convey the
real property described above subject to the covenants,
restrictions and easements, hereinafter set forth, each and all
of which is and are for the benefit of said property and each
owner thereof; and

NOW THEREFORE, Realco Corporation, hereby declares that the
real property described above is and shall be held, transferred,
sold, conveyed and occupied subject to the following covenants,
conditions, restrictions, and easements, hereinafter sometimes
referred to collectively as "covenants", "declaration", and/or
"restrictions," all of which are for the purpose of enhancing and
protecting the value, desirability and attractiveness of said
property. These covenants and restrictions shall run with said
real property and shall be binding on all persons having or
acquiring any right, title or interest in said property or any
part thereof, and shall inure to the benefit of each owner
thereof.

TABLE OF CONTENTS

ARTICLE I	Definitions
Section 1	Terms
ARTICLE II	Architectural Control Committee
Section 1	Appointed Duties

Section 2	Review by Committee
Section 3	Procedure
Section 4	Liability of Committee
ARTICLE III	Exterior Maintenance
Section 1	Grounds and Landscaping
Section 2	Repairs and Maintenance
Section 3	Cost
Section 4	Access at Reasonable Hours
ARTICLE IV	Use Restrictions, Covenants and Easements
Section 1	Land Use, Building Type and Occupancy
Section 2	Lot Size and Subdivision
Section 3	Building Size
Section 4	Building Location
Section 5	Building Construction
Section 6	Fences or Walls
Section 7	Landscaping
Section 8	Easements
Section 9	Trash
Section 10	Storage of Building Materials
Section 11	Commercial Enterprises and Nuisances
Section 12	Automobiles, Commercial Vehicles, Campers, Trailers, Etc.
Section 13	Animas
Section 14	Temporary Structure
Section 15	Signs
Section 16	Permanent, Free Standing Clotheslines, Aerials, Mailboxes, Carports, Patio Covers and Other Similar Structures
Section 17	Service Areas and Lighting
Section 18	Motor Vehicles
Section 19	Garages and Garage Doors
Section 20	Conflict with Zoning
Section 21	Grading of Lot
Section 22	Architectural Design

ARTICLE V	General Provisions
Section 1	Term
Section 2	Amendments
Section 3	Non-Waiver
Section 4	Enforcement
Section 5	Severability
Section 6	Interpretation
Section 7	Covenants Cumulative
Section 8	Action in Writing
Section 9	Notices

ARTICLE I

DEFINITIONS

SECTION 1. The following terms when used in the Declaration or any Supplement or Amendment thereto shall have the following meanings unless prohibited by the context:

(a) "Properties" shall mean and refer to the real property described above.

(b) "Lot" shall mean and refer to any plot of land shown upon the recorded subdivision map of the properties.

(c) "Owner" shall mean and refer to the recorded owner, whether one or more persons or entities, of the fee entered in any lot which is a part of the properties, except an owner who holds title or interest in any said lot merely as security for the performance of an obligation.

(d) "Declarant" shall mean and refer to Realco Corporation.

(e) "Architectural Control Committee" shall mean the committee of three or more persons, appointed in the manner hereinafter set forth, by the Declarant or the lot owners to review and approve the plans for all improvements constructed on the Properties.

