

ARDIS W. SCHMITT
EL PASO COUNTY CLERK & RECORDERStatement of Rerecording

Declaration of Conditions, Covenants, Restrictions
and Easements for Mountain Shadows
Filing No. 24

12500

The attached Declaration of Conditions, Covenants, Restrictions and Easements for Mountain Shadows Filing No. 24 which was originally recorded on May 7, 1992 in Book 5974 at Page 954 of the real property records of El Paso County, Colorado is being rerecorded to include the date and notarizations which were inadvertently omitted, to add Article VII and to include the signature of Terry Camille Wolfe, as the owner of Lot 10, Mountain Shadows Filing No. 24, El Paso County, Colorado.

ALFRED L. SCHMITT
EL PASO COUNTY CLERK & RECORDER

D E C L A R A T I O N

of

Conditions, Covenants, Restrictions and Easements

for

MOUNTAIN SHADOWS

Filing No. 24

105⁸⁰

Ridge Development Co., Ltd., a Colorado limited partnership (called "Declarant" in this Declaration), is the sole owner of property described as follows:

Lots 1 through 40, inclusive, all in Mountain Shadows Filing No. 24, according to the plat thereof recorded in El Paso County, Colorado. This land is called the "Subdivision" and individual lots designated by the recorded plat are called "Lots."

A map of the Subdivision showing all the Lots is attached hereto as Exhibit A. Declarant desires to place protective covenants, conditions, restrictions, reservations, liens and charges upon the Subdivision to protect the Subdivision's quality residential living environment and also to protect its desirability, attractiveness and value. Consequently, the Subdivision is hereby subjected to the following easements, covenants, restrictions and conditions (collectively referred to as "Covenants"), all of which shall run with the Subdivision and shall be binding upon all parties having or acquiring any rights, title or interest in it or any part thereof, and shall inure to the benefit of each owner thereof.

ARTICLE ICOVENANTS TO PRESERVE THE RESIDENTIAL
CHARACTER OF THE SUBDIVISION

Section 101. Property Uses. All single-family residential Lots and building sites in the Subdivision shall be used exclusively for private residential purposes. No dwelling erected or maintained within the Subdivision shall be used or occupied for any purpose other than for a single family dwelling. No business, profession or other activity conducted for gain shall be carried on or within any Lot or building site, except as provided in Section 107.