

AMENDED RESTRICTIVE COVENANTS

CONIFER PARK ESTATES Jefferson County, Colorado

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WHEREAS, the original Restrictive Covenants of Conifer Park Estates were recorded in Book 1290 at Page 274 in Jefferson County on July 27, 1960; and the owners of the majority of the lots wished to amend and clarify those covenants and provide for ongoing supervision and enforcement. The owners therefore amended the Restrictive Covenants as follows.

1. COVENANT CONTROL

No building shall be erected or placed on any lot until the construction plans and specifications showing the height, dimensions, and grade have been submitted to and approved in writing by the Covenant Control Committee as to conformance with these Covenants.

2. COVENANT CONTROL COMMITTEE MEMBERSHIP

The Covenant Control Committee shall consist of three members. The initial membership shall be appointed by Edward E. Currier and Lois E. Currier, the original subdividers. In the event of death, resignation, or recall of any member, the remaining members shall have full authority to designate a successor. Members serve at the pleasure of the owners of the lots in Conifer Park Estates and may be removed by a recall petition signed by owners of a majority of the lots.

3. PROCEDURE

If the Committee fails to approve or disapprove within thirty days after plans and specifications have been submitted, approval will not be required and compliance with related Covenants shall be presumed. If no plans and specifications are submitted, the Committee may commence suit for an injunction to force compliance before completion of the structure.

4. STANDARDS

No single-story dwelling shall have a first-story floor area, exclusive of garage, of less than 900 square feet. No multi-story dwelling shall have a combined above-grade floor area, exclusive of garage, of less than 1,600 square feet. Only new construction shall be permitted in the subdivision, and no older building shall be moved onto any lot.

5. RESIDENCES

No basement, tent, shack, garage, barn, trailer, other outbuilding, or temporary structure shall be occupied or used as a residence temporarily or permanently.

6. NUISANCES

No noxious or offensive trade or activity shall be conducted upon any lot, nor shall anything be done thereon that may be or become an annoyance or nuisance to the neighborhood.

7. EASEMENTS

An easement five feet wide is reserved along all rear lot lines for utility installations and maintenance.

8. SEWERS

When public sewers become available, dwellings then under construction or subsequently built must use them. Pending availability, each dwelling must use a sanitary disposal system approved by the State Board of Health and correctly installed so as to be harmless to adjoining properties.

9. COMMERCIAL OR MANUFACTURING USE

No structure shall be used for commercial or manufacturing purposes at any time.

10. ANIMALS

The total number of horses is limited to one horse per acre; stallions are not allowed. No commercial raising of livestock, dogs, cats, or other animals is permitted. Household pets are permitted. The Covenant Control Committee may grant permission for additional animals such as cows, sheep, or goats upon a showing that proper facilities will be provided so the animals will not annoy the neighborhood, for purposes such as 4-H projects in limited numbers.

11. ZONING REGULATIONS AND DEFINITIONS

Jefferson County Zoning Regulations apply and are used for definitions, except where these Covenants are more restrictive, in which case these Covenants prevail. "Lot" means a platted lot. "Floor area" is the area within surrounding exterior walls, excluding vent shafts and courtyards. "Grade" is the lowest finished ground elevation between the exterior wall and a point five feet from that wall. "Story" is the portion of a building between the upper surface of a floor and the upper surface of the floor above; the top story is between the top floor and ceiling or roof. A basement, cellar, or unused under-floor space is considered a story when the floor directly above is more than six feet above grade for more than 50 percent of the perimeter, or more than twelve feet above grade at any point. The Uniform Building Code supplies additional definitions not provided by Jefferson County zoning regulations.

12. COVENANTS RUN WITH THE LAND

These restrictions operate as covenants running with the land for the benefit of all persons who own or later own property in Conifer Park Estates. Such persons are given the right to enforce the restrictions in law or equity and to recover damages suffered from violations.

13. CONTINUING

Each covenant, condition, restriction, and agreement is continuing. Extinguishment of a right of action does not impair future enforcement. Waiver of one breach is not a waiver of another breach, and failure to enforce one restriction is not a waiver of another restriction or condition.

14. PARTIAL INVALIDITY

If any covenant, condition, restriction, or portion is invalid or void, that invalidity does not affect any other covenant, condition, or restriction.

15. DURATION

These Covenants run for ten years from recordation and automatically extend for successive ten-year periods. By petition signed by owners of a majority of the lots, the Amended Restrictive Covenants may be amended or repealed at any time. The instrument may be signed in counterparts, and separate signature pages attached to it are treated as part of the original.

Recording and signature-page notice

The recorded instrument includes recording marks and multiple signature and notarial pages. This accessibility transcription does not reproduce or authenticate handwritten signatures, seals, addresses, or notarial details. Obtain the recorded image from Jefferson County for evidentiary or legal use.

Source references visible on the recorded pages include Book 2538, pages 932-945, and reception/recording number 587915. Users should confirm these references against the official county record.