

Recorded FEB. 3, 1978 at 1:00 O'Clock P M

Reception 406018 Gary E. Stone Recorder
PROTECTIVE COVENANTS AND RESTRICTIONS

BOOK 523 PAGE 244

THREE QUARTER CIRCLE ESTATES

WITNESSETH:

WHEREAS, Merle J. Peterson and Ruth P. Peterson are the owners of the real property hereinafter described and are desirous of protecting the property for present and future, hereby make the following protective covenants and restrictions on the use of said property described as follows:

The West one-half Northwest Quarter of Northeast Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$) in Section 32, Township 2 North, Range 44 West of the 6th P.M., containing 20 acres, more or less.

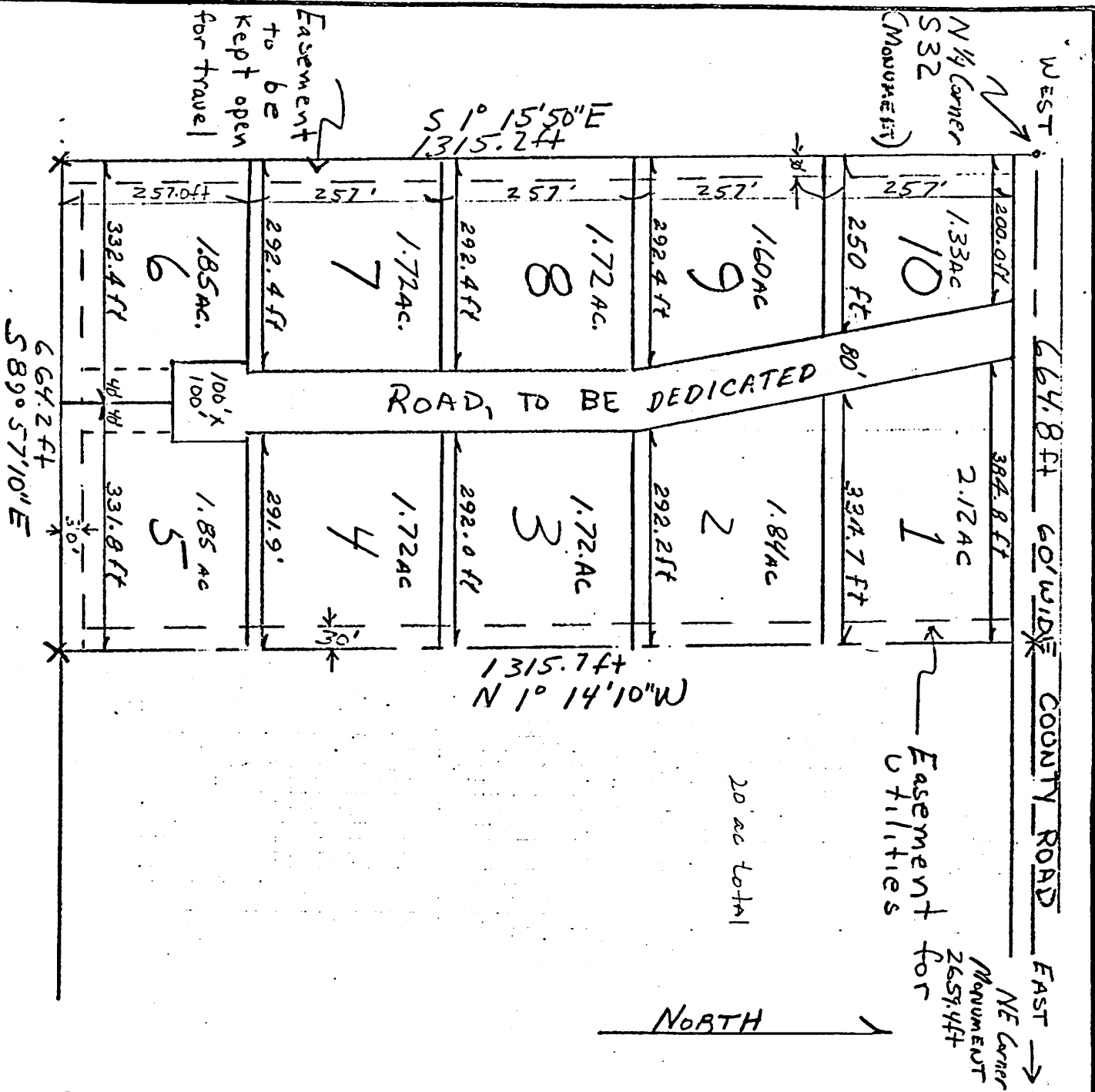
NOW, THEREFORE, Merle J. Peterson and Ruth P. Peterson declare the property herein described shall be used, held, transferred, sold and conveyed subject to the covenants, restrictions and easements hereinafter set forth, which shall insure to the benefit of and pass with said property, each and every parcel thereof, shall apply to and bind the successors in interest and any owner thereof.

I. The purpose of this Indenture is to insure the best use and most appropriate development and improvement of each building site thereof; to protect owners of building sites against such use of surrounding building sites as will detract from the residential development of said property; to preserve, so far as practicable, the natural beauty of said property; to insure the highest and best residential development of said property; to prevent haphazard and inharmonious improvements of said building sites; and in general, to provide adequately for a high type and quality improvement in said property, and thereby to preserve and enhance the values of investments made by purchasers of the building sites therein.

II. No parcel shall be used except for single family residential purposes. No buildings, sheds, corrals, or other structures, other than -- a one single family dwelling of 1,000 square feet or more -- and an attached or detached garage or carport shall be placed on any said parcel. Stick-built, modular, or pre-cut construction type homes will be allowed. Single or double wide mobile homes or trailer houses will NOT be allowed. Structures to be moved from another site will NOT be allowed.

III. No building shall be located on any lot nearer to the front line than 30 feet or nearer than 10 feet to an interior lot line or nearer than 20 feet to the rear lot line.

IV. Utility easements for the installation and maintenance of electric, telephone, cable TV and street lighting purposes, are located as shown on the recorded plat of



MONUMENT
S 1/4 corner
Sec 32, T2N R44 W
5262.0 ft from
N 1/4 corner

REVISED 28 DECEMBER 1977
PROPOSED EXEMPTION PLAN

HARMON
ENGINEERING
SERVICES

W 1/2 NW 1/4 NE 1/4 S32 T2N R44 W
SCALE 1" = 200 FT 19 Nov 1977
LBH

Three quarter Circle Estates. Any fences, walls, hedges or shrubs shall be located on property so as not to conflict with utility easements.

V. The owners of said parcels are to have all property landscaped and all weeds, sage or the like, mowed for beauty and fire protection purposes. Burning of any kind will not be allowed. The roadways and alleys, if not maintained by the County, shall be maintained by the home owners of said Three Quarter Circle Estate.

VI. No signs, advertisements, billboards, or other unsightly object shall be placed, erected or permitted or remain on any lot; provided, however, the foregoing restrictions shall not apply to any sign, advertisement or billboard used on connection with the sale of the residential lot.

VII. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. No lot shall be used in any way or for any purpose which may endanger the health, safety, or life of any person, or which may unreasonably disturb the neighborhood. No animals, livestock, poultry, or bees, of any kind shall be raised, bred, kept or boarded on any lot in the estate, except that dogs, cats, or other household pets may be kept as long as they are not kept for any commercial purposes and are not kept in such number or in such manner as to create a nuisance or annoyance to the neighborhood.

VIII. No unlicensed or unused vehicles shall be kept or parked in or upon any part of the estate, including residential parcels, streets, alley or way of access within the area. An unused or unlicensed vehicle is to be defined as, an auto, truck, motorcycle or bike, trailer or other similar vehicle which has not been driven by its own propulsion or has not been moved for a period of 30 days or does not have a current license plate.

IX. This indenture shall run with the land and shall be binding on all persons, their successors, heirs and assigns, and may only be changed in accordance with the provisions of any and all Yuma County Subdivisions and Land-Use Regulations. Any owner of a parcel within the limits of the Three Quarter Circle Estates, shall have the right to enforce the provisions hereof by proceedings at law or in equity against any person or persons violating or attempting to violate any provisions of this indenture, either to restrain the violation or recover damages, or both

X. The invalidation of any covenants of restrictions by judgment or court order shall in no wise affect any of the other provisions, which other provisions shall remain in full force and effect.

[Handwritten Signature]

[Handwritten Signature]

Grantor

Grantor

[Handwritten Signature]

Notary Public

[Faint Handwritten Text]

A DEDICATION OF THE EASEMENTS AND STREETS
OF THREE QUARTER CIRCLES ESTATES

The Development of the attached described tract of land, Exhibit A,
as Three Quarter Circles Estate in the County of Yuma is made with
free consent and accordance with the desires of the undersigned
sole owners and proprietors. The streets and easements as shown are
hereby dedicated to the public.

Witness my hand and official seal this 3rd Day of February, 1978.

Richard J. Pearson

R. W. Pearson

Wray State Bank

By *R. W. Pearson*



M. Kathleen Hackett
Notary Public

my Commission Expires 9-15-81

January 17, 1994

RE: Three Quarter Circle Estates Subdivision

Recorded Feb 18, 1994 at 11:15 O'Clock A M

Reception 471290 Janice J Cobb, Recorder

As the owner of a lot in the Three Quarter Circle Estates Subdivision located NW of Wray, Colorado, you are being contacted regarding a proposed amendment to the protective covenants and restrictions which currently exist.

Covenant II of the protective covenants currently states: "single or double-wide mobile homes or trailer houses will not be allowed." The proposed amendment to this paragraph would remove this restriction on double-wide mobile homes or trailer houses, or structures to be moved from another site, so long as any such mobile home or structure is set upon a permanent concrete or block foundation.

A copy of this proposed amendment is enclosed with this letter for your review. If this proposed amendment is satisfactory and you have no objection to its adoption, please sign where indicated at the bottom of this letter, return the original to this office and keep a copy for your records. If you have any questions regarding this matter, please do not hesitate to contact me.

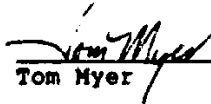

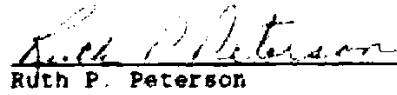

Yours very truly,

BENEDETTI & DEE



Robert H. Dee
Attorney At Law

RHD:mes
Enc. 4


Tom Myer
Charlotte Myer
Leonard Whomble
Windy Whomble
Gary North
Mary Lou North
Merle J. Peterson
Ruth P. Peterson
Gary White
Micki White
Samuel R. Schreiner

NOTE: The above document is being recorded as a supplement to the Amendment to the Protective Covenants and Restrictions which was recorded on February 15, 1994, at Book 727, Page 319.