



**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE PIÑON RIDGE ESTATES (WEST AND SOUTH)
PROPERTY OWNERS ASSOCIATION, INC.**

SALIDA, CHAFFEE COUNTY, COLORADO

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (hereinafter "Declaration") is made this 10th day of October, 2006 by Jeffrey S. Auxier and Stephanie Smith Altobellis, hereinafter referred to as "Declarants".

The **GRANTORS** of this Declaration of Covenants, Conditions and Restrictions are Jeffrey S. Auxier, Stephanie Smith Altobellis, the Piñon Ridge Estates West Rural Open Space Incentive Subdivision, and the Piñon Ridge Estates South Rural Open Space Incentive Subdivision.

The **GRANTEE** is the Piñon Ridge Estates (West and South) Property Owners Association, Inc.

ARTICLE I - PROPERTY SUBJECT TO DECLARATION

1. Ownership: Declarant Jeff Auxier is the owner of Lots 1B/1OS, 2B/2OS, 3B/3OS, 4B/4OS, 5B/5OS, 6B/6OS, 7B/7OS, 8B/8OS, and the General Open Space and public right of way areas of the Piñon Ridge Estates West Rural Open Space Incentive Subdivision as shown on the plat recorded at Reception No. 355385 in the Clerk and Recorder's Office, Chaffee County, Colorado, comprising in their entirety the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) and the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 13, Township 49 North, Range 8 West, New Mexico Prime Meridian, said property also previously known as Tract 1 and Tract 2, King Gulch Subdivision as shown on Survey Plat # 387 recorded in the Chaffee County, Colorado property records. Declarant Auxier hereby makes the above-described real property and improvements, if any, subject to the covenants, conditions, restrictions, burdens and benefits of this Declaration.

Declarant Stephanie Altobellis is the owner of Lots 1B/1OS, 2B/2OS, 3B/3OS, 4B/4OS, and the General Open Space and roadway areas of the Piñon Ridge Estates South Rural Open Space Incentive Subdivision, as shown on the plat recorded at Reception No. 357281 in the Clerk and Recorder's Office, Chaffee County, Colorado comprising in their entirety the Northwest Quarter of the Southwest Quarter (NW1/4



SW1/4) of Section 13, Township 49 North, Range 8 West, New Mexico Prime Meridian. Declarant Altobellis hereby makes the above-described real property and improvements, if any, subject to the covenants, conditions, restrictions, burdens and benefits of this Declaration.

The real property and improvements (if any, now and in the future) as individual tracts and in the aggregate and as described in the foregoing two paragraphs and presently owned by Declarant Auxier and Altobellis shall be referred to hereinafter as the "Property."

- 2. Applicability and Burden of Title: Declarants hereby state and affirm that the provisions of this Declaration shall run with and be appurtenant to the Property identified in Article I, Paragraph 1 above. Said Property shall be owned, used, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens set forth herein, all of which shall be binding on the Declarant and any persons or entities acquiring any title, mortgage, deed of trust, lien, right or interest therein, and their heirs, successors, personal representatives or assigns.

ARTICLE II - PURPOSES AND EFFECT OF PROTECTIVE COVENANTS

- 1. Purpose: This Declaration is made:
 - a. to establish and maintain the Property as a residential area of high quality and value;
 - b. to enhance and protect the Property's value, desirability, and attractiveness, and;
 - c. to conduct such other business as may be necessary and reasonable for the mutual aid, benefit and enjoyment of the Property's owners who are members of the Piñon Ridge Estates (West and South) Property Owners Association, Inc.
- 2. Benefits of Declaration: This Declaration is made for the benefit of the Declarants and all subsequent owners of the Property or portions thereof, and for the benefit of the owners of any other real property which may be made subject to this Declaration.

ARTICLE III - HOMEOWNERS ASSOCIATION

- 1. Organization: Piñon Ridge Estates (West and South) Homeowners Association, Inc. (hereinafter referred to as the "Association") will be a Colorado nonprofit corporation