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ARDIS W. SCHMITT  
EL PASO COUNTY  
CLERK & RECORDER

1/21/88  
(pe:acufsupp)

SUPPLEMENTAL PROTECTIVE COVENANTS  
PEREGRINE

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Peregrine Filing No. 2

These Supplemental Covenants are intended to supplement the Protective Covenants of Peregrine, recorded in Book 5462 at Page 500, in the records of El Paso County, Colorado. References to the "Covenants" refer to the above described recorded Covenants, as they may be later amended. Pursuant to Section 102(a) of the Covenants, the Property described below is hereby subjected to the following additional provisions:

PROPERTY: Peregrine Filing No. 2, as recorded in Plat Book C-4 at Page 77, El Paso County, Colorado.

USES: All Lots and building sites in the Property shall be used exclusively for private residential purposes. No dwelling erected or maintained within the Property 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. This shall not prevent uses authorized under Section 402 of the Covenants.

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BUILDING RESTRICTIONS:

- a. Setbacks. Specific building envelope restrictions for each Lot are defined on the approved development plan. All structures will be located within the defined building envelopes.
- b. Height. As permitted by PUD zoning without waiver or variance.
- c. Home Size. Minimum home size shall be no less than 1,500 square feet; excluding garage, basement and any unfinished areas.

MISCELLANEOUS PROVISIONS:

- a. Restricted Lots. The recorded plat restricts access from some Lots onto certain specified streets. (These are called "Restricted Lots"). All persons or entities having any interest in any of the Restricted Lots are required to and shall arrange and maintain any drives, dwellings or

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other structures so that ingress and egress to and from their Lots is in compliance with the restrictions shown on the recorded plat and the approved development plan.

b. Resubdivision. No more than one dwelling shall be erected or maintained within any Lot or the combination of two or more Lots or portions thereof (unless approved by the Architectural Committee). No Lot may be subdivided into two or more Lots.

c. Antennas. No aerial, satellite dish, antenna or other device for reception or transmission of radio or television or other electronic signals shall be maintained on the roof of any building nor shall they be maintained at any other exterior location so as to be visible from neighboring property or adjacent streets.

d. Garage Doors. Garage doors shall be kept closed except when being used to permit ingress or egress to or from the garage.

e. Pets. Domesticated birds or fish and other small domestic animals permanently confined indoors will be allowed. No other animals, except an aggregate of not more than two domesticated dogs or cats (which must be fenced or restrained at all times within the Lot), will be permitted within the Property. No animal of any kind shall be permitted which in the opinion of the Architectural Committee makes an unreasonable amount of noise or odor or is a nuisance. No animals shall be kept, bred or maintained within the Property for any commercial purposes.

f. Fences. Fences are strongly discouraged. Upon a showing of demonstrated need, the Architectural Control Committee may approve certain fencing, but only if it is in strict compliance with the Design Guidelines.

GENERAL PROVISIONS:

a. Term. The same period as set forth in the Covenants.

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b. Enforcement. As set forth in the Covenants. Additionally, for any monetary amounts due, the Homeowner Association may file suit in the County or District Courts against the legal or equitable owner alleged to owe the money. Suit shall be maintained in the County or District Court of El Paso County, Colorado.

c. Modification. As set forth in the Covenants.

DATED: January 28, 1988

Peregrine Joint Venture, a  
Colorado general partnership

By: Vintage Communities, Inc., a  
Colorado corporation,  
its authorized agent



By: C. Lewis Christensen  
C. Lewis Christensen, President

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me this 28th day of January, 1988 by C. Lewis Christensen as President of Vintage Communities, Inc., a Colorado corporation, authorized agent for Peregrine Joint Venture, a Colorado general partnership.

Witness my hand and official seal.

My commission expires: 2/11/89



Simeon M. Mosier  
Notary Public