

MASTER

Recorded June 4, 1973 5:2 PM  
77879  
GARDNER

DECLARATION OF RESTRICTIONS

PAGOSA IN THE PINES ANNEX

THIS DECLARATION is made this 4th day of JUNE 1973 by EATON INTERNATIONAL CORPORATION, a Delaware corporation, herein referred to as "Declarant".

WITNESSETH:

WHEREAS, Declarant is the owner of all the real property set forth and described on those certain plats (herein collectively called "the plat") entitled PAGOSA IN THE PINES ANNEX, a subdivision of Pagosa, recorded JUNE 4, 1973, Reception # 77964 in the Public Records of Archuleta County, Colorado, on ~~Plat File 151~~ Plat File 151 inclusive, and are made a part hereof and incorporated herein by reference; and

WHEREAS, the real property described in the plats has been subdivided into numbered parcels identified on the plat as lots, which lots comprise one (1) subdivision (herein called "Subdivision"), which is one (1) of several subdivisions in the Pagosa general development (herein called "Development"), which said lots in PAGOSA IN THE PINES ANNEX Declarant desires to be subject to the terms of a Declaration of Restrictions made on the thirteenth (13th) day of March 1970 and recorded on the twenty-fourth (24th) day of June 1970 in the Public Records of Archuleta County, Colorado, in Book 122 at pages 224-247 inclusive, which are made a part hereof and are incorporated herein by reference.

NOW, THEREFORE, Declarant hereby declares that all of said lots in PAGOSA IN THE PINES ANNEX are held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, subject to the Declaration of Restrictions referred to above.

IN WITNESS WHEREOF, the Declarant has executed this Declaration on the day and year first above written.

EATON INTERNATIONAL CORPORATION,  
a Delaware corporation

By: Ralph H. Eaton  
President

ATTEST:  
David H. Eaton  
Secretary

BOOK 122