

VOTED
by subsequent
Declaration

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**DECLARATION OF HOMEOWNERS' ASSOCIATION COVENANTS
FOR OPERATION AND MAINTENANCE OF
COMMON PROPERTIES AND FACILITIES
OF PARADISE ACRES**

June 16, 1998

This Declaration is made this 16th day of June, 1998 by Paradise Acres Corporation.

WHEREAS, certain land known as "Paradise Acres" is shown and designated on the plat entitled "PARADISE ACRES, HUERFANO COUNTY, COLORADO," situate in Sections 3 and 4, Township 28 South, Range 70 West of the Sixth Principal Meridian, Huerfano County, Colorado (hereinafter referred to as the "SUBDIVISION");

WHEREAS, in addition to this Declaration of Homeowners Association Covenants, an Amended Protective Covenants and Building Restrictions was recorded in the office of the County Clerk of Huerfano County, Colorado, on January 24, 1994 at Book 29M, Page 127 in the records of the Huerfano County Recorder (County of Huerfano Rec # 9981), and such Amended Protective Covenants are hereby fully incorporated herein by this reference;

NOW, THEREFORE, it is hereby declared that all the real property within the SUBDIVISION shall be subject to the Amended Protective Covenants and Building Restrictions for the SUBDIVISION referenced above, and that the real property within the SUBDIVISION hereafter shall be held, sold, conveyed, maintained and used subject to the conditions, covenants, assessments, dues, liens, and charges hereinafter set forth.

1. Definitions.

- A. "OWNER" shall mean and refer to the record owner(s), whether consisting of one or more persons or entities, of fee simple title to any LOT or LOTS or who otherwise is not in default on any note or mortgage concerning such LOT or LOTS, which is or are part of the SUBDIVISION, including contract buyers. A holder of a security interest in a LOT or LOTS shall not be considered an OWNER under this Declaration.
- B. "LOT" or "LOTS" shall mean and refer to any parcel or parcels of land shown and designated on the plat of the SUBDIVISION as described.
- C. "ASSOCIATION" shall mean and refer to the PARADISE ACRES HOMEOWNERS ASSOCIATION, its successors and assigns. Any OWNER (in whole or in part) of a LOT or LOTS within the SUBDIVISION shall be considered an ASSOCIATION member.
- D. "SUBDIVIDERS" shall refer to Mr. and Mrs. William C. Houchin, or their agents, successors or assigns.