



2961219 06/14/2002 01:21P Weld County, CO
1 of 35 R 175.00 D 0.00 J.A. "Suki" Tsukamoto

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**DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
A PORTION OF ST. MICHAEL'S SUBDIVISION
IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO**

THESE DECLARATIONS CREATE CERTAIN OBLIGATIONS AND LIMITATIONS ON EVERY RESIDENTIAL LOT AND LOT OWNER WITHIN THE ST. MICHAEL'S SUBDIVISION, INCLUDING WITHOUT LIMITATION (1) THE OBLIGATION TO BE A MEMBER OF THE ST. MICHAEL'S OWNER ASSOCIATION AND ABIDE BY ITS RULES AND REGULATIONS, (2) TO PAY ASSESSMENTS LEVIED BY THE ASSOCIATION, AND (3) TO CONFORM TO CERTAIN ARCHITECTURAL GUIDELINES AND STANDARDS REQUIRING THE USE OF SPECIFIED CONSTRUCTION AND FINISH DESIGNS AND MATERIALS.

EVERY PERSON SHOULD CAREFULLY REVIEW THESE DECLARATIONS AND UNDERSTAND ALL OBLIGATIONS AND LIMITATIONS CREATED BY THESE DECLARATIONS BEFORE PURCHASING ANY RESIDENTIAL PROPERTY WITHIN ST. MICHAEL'S SUBDIVISION.