

DECLARATION OF GARAGE AND PARKING RESTRICTIVE COVENANT

This Declaration of Garage and Parking Restrictive Covenant ("Declaration") is made this 24 day of September, 2018 by **PrairieStar, Inc.**, a Colorado corporation ("Declarant"), whose address is 2738 Pine Street, Boulder, Colorado 80302.

RECITALS

A. Declarant owns real property located in the County of Larimer, Colorado, described as follows:

Lots 1-17, Block 30, PrairieStar Filing No. 4, Town of Berthoud, County of Larimer, State of Colorado, according to that certain Plat for PrairieStar Filing No. 4 recorded in the office of the Clerk and Recorder of Larimer County, on April 9, 2018 at Reception No. 20228.

hereinafter referred to as the "Lots".

B. Declarant intends to sell the Lots and desires to establish prior to Declarant's transfer of the Lots a restrictive covenant that limits the area on each of the Lots that can be used for a garage or parking pad. The intent is to preserve an area at the back of each of the Lots that will not be developed as a garage or parking pad.

NOW THEREFORE, in consideration of the foregoing, Declarant hereby declares that the Lots shall be sold, held and conveyed subject to the following covenants, conditions and restrictions as follows:

EASEMENT

1. **RESTRICTIVE COVENANT.** Declarant hereby declares and imposes a restrictive covenant on the Lots that designates a 22 foot wide building envelope at the back of each of the Lots for construction of a garage or parking pad (not to exceed two (2) spaces) and specifically precludes the construction of a garage or, in the alternative, parking pad that exceeds this 22 foot width. The landscape schematic, attached and incorporated as Exhibit A, generally depicts the area at the back of each of the Lots and adjacent to the alley on which a garage or parking pad may be constructed.

2. **RUNS WITH THE LAND.** This Declaration shall run with the land and remain a restrictive covenant in perpetuity to be used for the purposes set forth in Section 1 above.

4. **CAPTIONS FOR CONVENIENCE.** All headings and captions used herein are for convenience only and are of no meaning in the interpretation or effect of this Declaration.
5. **EXHIBITS.** All of the Exhibits attached hereto and are incorporated into this Declaration by reference and made a part hereof.
6. **RECORDING.** This Declaration shall be recorded in the real property records of the County of Larimer.

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

IN WITNESS WHEREOF, the undersigned, being the Declarant has hereunto set its hand this 25 day of ~~September~~ 2018.

[SIGNATURE ON FOLLOWING PAGE]

PRAIRIESTAR, INC., a Colorado corporation

By: _____

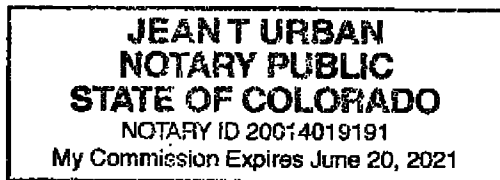
Its: PRESIDENT

STATE OF COLORADO)
) ss.
COUNTY OF Boulder)

The foregoing instrument was acknowledged before me this 24 day of September, 2018, by Scott Sarbaugh, as President of PrairieStar, Inc., a Colorado corporation.

Witness my hand and official seal.

{SEAL}

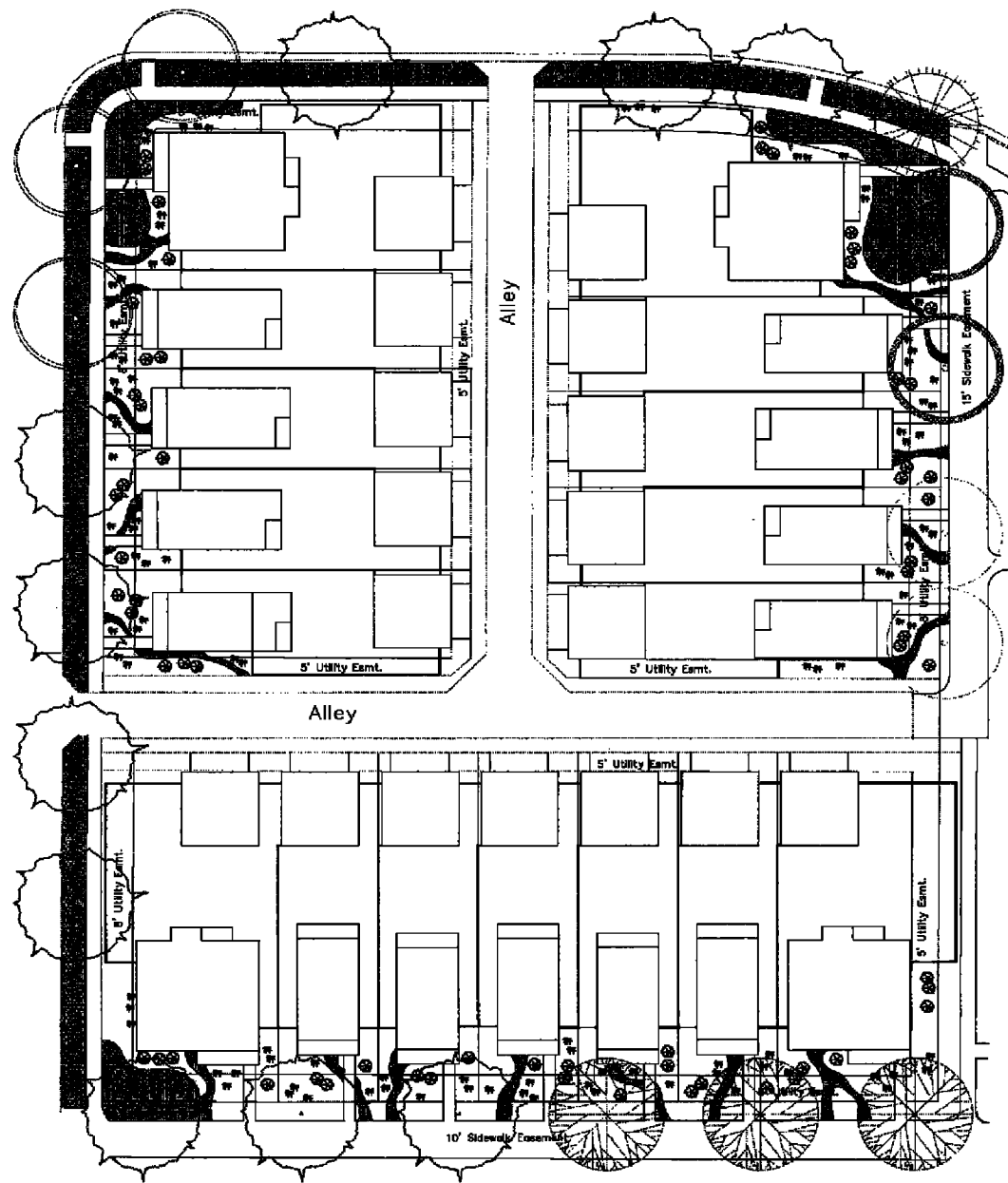


Jeant Urban
Notary Public

My Commission Expires 6/20/21

EXHIBIT A
TO DECLARATION OF GARAGE
AND PARKING RESTRICTIVE COVENANT

Depiction of Building
Envelope for
Garage or Parking Pad



XERIC PLANT SUGGESTIONS (DEPENDENT ON AVAILABILITY AND SIZE)

- | SHRUBS | |
|--------------------------------|---|
| JAPANESE BAMBERRY | <i>Berberis thunbergii</i> |
| BLUE MIST SPIREA | <i>Corylopsis clandorensis</i> |
| POTENTILLA | <i>Potentilla fruticosa</i> |
| FERNBUSH | <i>Chamaedaphne nilldeborum</i> |
| APACHE PLUME | <i>Fallopia parviflora</i> |
| SILVER FOUNTAIN BUTTERFLY BUSH | <i>Buddleia alternifolia 'Argentea'</i> |
| SILVER ARTEMISIA | <i>Artemisia cana</i> |
| BLUE TEAM JOINTFIR | <i>Ephedra equisetifera</i> |
| KNOCK SPIREA | <i>Holodiscus discolor</i> |
| MUGO PINF | <i>Pinus mugo</i> |
| ORNAMENTAL GRASS | |
| BLUE OAT GRASS | <i>Helictotrichon sempervirens</i> |
| LITTLE BLUESTEM | <i>Schizachyrium scoparium</i> |
| DIARRH FOUNTAIN | <i>Pennisetum glaucoides</i> |
| KARL FÖRSTER | <i>Calamagrostis acutifida</i> |
- PRACTICE PLANT LOCATIONS TBD ON SITE AT TIME OF INSTALL

- STREET TREE SCHEDULE: (2" Caliper)
- | SYMBOL | COMMON NAME | BOTANICAL NAME |
|--------|---------------------|--|
| | Hackberry | <i>Celtis occidentalis</i> |
| | Skyline Honeylocust | <i>Gleditsia triacanthos inermis Skycole</i> |
| | Texas Red Oak | <i>Quercus buckleyi</i> |
| | American Linden | <i>Tilia americana</i> |
| | Kentucky Coffeetree | <i>Gymnocladus dioica</i> |
| | Catalpa | <i>Catalpa</i> |
- FENCE
 CORNFIELD
 BLUEGRASS BLEND

SHEET 1 OF 1

P1

SCALE: 1/8" = 1'-0"

DATE: 09/28/18

DRAWN BY: AM

CHECKED BY: AM

MISSION HOMES

PRARIE STAR
BERTHOUD, CO