

Declaration of Protective Covenants Wyoming Estates

Shawn Shaffer, the president of Home Run Restorations Inc, who is the owner of lots 1, 2, 3, 4 of Wyoming Estates, El Paso County, Colorado, herein referred to as the "Declarants". Lots 1, 2, 3, and 4, Wyoming Estates, El Paso County, Colorado according to the Plat [recording information] are herein referred to as the "Property", and collectively "Properties". The Owners and the owners of the Benefitted Parcels are individually a "Party" and collectively as the "Parties". Declarants are the owners of the water rights ordered and found in determinations 3542-BD Denver Aquifer, 3541-BD Arapahoe Aquifer, and 3540-BD Laramie-Fox Aquifer.

Declarants have applied for a replacement plan to Determination 3542-BD Denver Aquifer, receipt no 3693439. The intended purpose of the replacement plan is the designation of water rights (and therefore water supply via wells for new residential dwellings) in the Denver Aquifer to Lots 1, 2, 3, 4. This water and any water rights, current totals equating to .455f AF/YR for 300 years for each individual lot (total of 1.82 AF/YR for 300 years for 4 lots). Of the 0.45 AF/YR, a total of 0.25 AF/YR will be used for in home purposes. the remaining 0.205 AF/Yr will be used for domestic animals and irrigation of lawn and gardens. It is accepted that 10 percent of the water used in the home is consumed, and there remaining water treated through a non-evaporative septic system will replenish the stream system as return flow. These water rights, and any additional water rights decreed herein, may be considered appurtenant to each lot individually, and shall be conveyed in any deed transferring ownership of the property, unless they are explicitly excepted from such conveyance.

Declarants reserve all additional water rights found in determinations 3541-BD Arapahoe Aquifer and 3540-BD Laramie-Fox Aquifer to be appurtenant to Lot 4 only, and shall be conveyed in any deed transferring ownership of the property, unless they are explicitly excepted from such conveyance.

Declarants and all future owners of the Properties shall use a non-evaporative septic system and leach field, the return flows which are hereby dedicated to the plan for augmentation decreed herein, and shall not be sold, leased or otherwise, used for any other purpose.

Declarant's, successors and assigns shall comply with all provision of this declaration of protective covenants.

These protective covenants shall burden and run with the Properties, and shall be binding on the Declarants and their successors and assigns. They are for the benefit of and may be enforced by the State or Division Engineer. They shall be recorded in the records of El Paso County Clerk and Recorder.

Signed on this ____ day, ____ month, ____ year.

Shawn Shaffer

President, Home Run Restorations Inc.

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

The foregoing Declaration of Protective Covenants was subscribed to before me by Shawn Shaffer this ____ day of _____, 20__

Witness my hand and official seal.

My commission expires:

Notary Public