

**DECLARATION OF PROTECTIVE COVENANTS
FOR
RIVERSIDE CENTRE**

THIS DECLARATION OF PROTECTIVE COVENANTS is made this _____ day of August, 2000, by DONALD L. SKAGGS ("the Declarant").

ARTICLE I. RECITALS

1. The Declarant is the owner of the real property legally described as follows ("the Property"):

A tract of land situate in Section 18, Township 7 North, Range 68 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, which, considering the South line of the SE $\frac{1}{4}$ of said Section 18 as bearing N 88°59'40" East and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point which bears N 88°59'40" E, 1050.95 feet and again N 00°03'20" W, 1047.13 feet and again N 03°29'20" W, 119.18 feet and again N 83°04'40" E, 10.00 feet and again N 13°54'20" W, 244.38 feet and again S 70°49'20" W, 50.02 feet and again along the arc of a 955.00 foot radius curve to the left a distance of 709.11 feet, the long chord of which bears N 42°15'02" W, 692.93 feet and again N 63°31'20" W, 539.36 feet and again N 00°03'50" W, 67.04 feet from the South $\frac{1}{4}$ corner of said Section 18 and run thence N 63°31'20" W, 628.50 feet to a point on the Southeasterly line of Lot 1, Paverly's Riverside Subdivision; thence N 28°08'10" E, 224.60 feet to a point on the Southerly right-of-way line of the Union Pacific Railroad; thence along said right-of-way line, S 61°07'10" E, 521.24 feet; thence S 00°03'50" E, 226.51 feet to the Point of Beginning.

2. The Declarant desires to create on the Property a development consisting of office, warehouse, and other compatible uses and desires to provide for the preservation of the values and amenities in said development. To this end, and for the benefit of the Property and the Owners thereof, the Declarant desires to subject the Property to the covenants, conditions, restrictions, reservations, charges, liens, and easements hereinafter set forth.

ARTICLE II. OBJECTS AND PURPOSES

The Property is hereby made subject to the following covenants, conditions, restrictions, reservations, charges, liens, and easements, all of which shall be deemed to run with the Property and each and every portion

