

DEED RESTRICTIONS SUMMARY SHEET

NOTE: IF USE CODE OF YOUR LOT DOES NOT APPEAR ON THIS SUMMARY, PLEASE REFER TO THE DECLARATION OF RESTRICTIONS.

SUBDIVISION	LAND USE CODE	MINIMUM LOT SIZE (SQ. FT.)	(b)(c) SETBACKS (FT) FT/R/S/S	(m) CORNER LOT SIDE SETBACK ON STREET SIDE	UTILITY EASEMENTS (FT) FT/S/S/R	MAX HEIGHT ABOVE GRND LEVEL	(e) LIVING AREA MIN SQ. FT./MULTI STORY	MAX. LOT COVERAGE
Central Core	(a)							
Chris Mountain II (g)	R-1-90	9,000	30/20/10/10	15		35'-Multi-Story	1000/750-1st	55%
Highlands (g)	R-1-75	7,500	25/20/7.5/7.5	10	5 sides/10 rear	"	850/600-1st	50%
	R-1-90	9,000	30/20/10/10	15	"	"	1000/750-1st	55%
	R-1-120	12,000	30/20/10/10	15	"	"	1000/750-1st	55%
	R-1-150	15,000	30/20/10/10	15	"	"	1000/750-1st	55%
	R-1-200	20,000	30/20/10/10	15	"	"	1000/750-1st	55%
Lake Forest Estates (h)	All Lots	See Plat	30/20/10/10	15	5 sides/10 rear	35'-Multi-Story	1500/1000- ^{MAIN}	55%
Lake Hatcher Park (g, h)	R-1-75	7,500	25/20/7.5/7.5	10	5 sides/10 rear	"	850/600-1st	50%
	R-1-90	9,000	30/20/10/10	15	"	"	1000/750-1st	55%
Lake Pagosa Park (c, e, g, i)	R-1-75	7,500	25/20/7.5/7.5	10	5 sides/10 rear	"	850/600-1st	50%
	R-1-90	9,000	30/20/10/10	15	Some exceptions	"	1000/750-1st	55%
	R-1-T	2,400	25/20/05/05	10	"	35" – Two story	800/600-1st	80%
	R-1-P	3,200	25/20/00/00	25	"	20'-One Story	800	80%
Lakeview Estates (b, d, e, g)	R-1-100	10,000	30/20/10/10	15	7.5 sides/10 rear	35'-Multi-Story	1000/750-1st	55%
	R-1-120	12,000	30/20/10/10	15	"	"	1000/750-1st	55%
	R-1-150	15,000	30/20/10/10	15	"	"	1000/750-1st	55%
	R-1-200	20,000	30/20/10/10	15	"	"	1000/750-1st	55%
	R-3	17,000	25/10/05/05	25	"	20'-One Story	600 per unit (d)	60%
	R-4	26,000	25/10/07/07	25	"	35'-Multi-Story	600 per unit (d)	60%
Lakewood Village (b, d, f, g)	R-1-100	10,000	30/20/10/10	15	7.5 sides/10 rear	"	1450/1000-1st	55%
	R-1-120	12,000	30/20/10/10	15	"	"	1450/1000-1st	55%
	R-1-150	15,000	30/20/10/10	15	"	"	1450/1000-1st	55%
	R-1-200	20,000	30/20/10/10	15	"	"	1450/1000-1st	55%
	R-2	9,000	25/20/06/06	10	"	"	800/600-1 st (d)	60%
	R-3	17,000	25/10/05/05	25	"	20'-One Story	600 per unit (d)	60%
	R-4	26,000	25/10/07/07	25	"	35'-Multi-Story	600 per unit (d)	60%
	C-1 (f)	---	---	---	---	"	---	---

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SUBDIVISION	LAND USE CODE	MINIMUM LOT SIZE (SQ. FT.)	(b)(c) (h) (i) (j) SETBACKS (FT) FT/R/S/S	(m)CORNER LOT SIDE SETBACK ON STREET SIDE	UTILITY EASEMENTS (FT) FT/S/S/R	[k] MAX HEIGHT ABOVE GRND LEVEL	(d)[k] LIVING AREA MIN SQ. FT./MULTI STORY	MAX. LOT COVERAGE
Martinez Mtn. Estates I (k)	Lots 1-59 & 102-136	---	55	55	25 front/25 rear	35'-Multi-Story	1500/1000-1st	---
	Lots 60-101	---	30/20/10/10	15	7.5 sides/10 rear	"	1200/900-1st	55%
Martinez Mtn. Estates II (k)	All Lots	---	55	55	25 sides/25 rear	"	1500/1000-1st	---
Meadows I-IV (k)	All Lots	---	55	55	25 sides/25 rear	"	1500/1000-1st	---
North Village Lake (g, h)	All Lots	See Plat	30/20/10/10	15	7.5 sides/10 rear	"	1000/750-1st	55%
Pagosa In The Pines I (b, c, e, g, j)	R-1-75	7,500	25/20/7.5/7.5	10	5 sides/5 rear	"	850/600-1st	50%
	R-1-90	9,000	30/20/10/10	15	"	"	1000/750-1st	55%
	R-1-T	2,400	25/20/5/5	10	"	"	800/600-1st	80%
	R-1-P	3,200	25/20/00/00	25	"	20'-One Story	800	80%
	R-2	9,000	25/20/06/06	10	"	35'-Multi-Story	800/600-1 st (d)	60%
	R-3	17,000	25/10/05/05	25	"	20'-One Story	600 per unit (d)	60%
	R-4	26,000	25/10/07/07	25	"	35'-Multi-Story	600 per unit (d)	60%
	C-1 (f)	---	---			"	"	---
Pagosa In The Pines II (c, e, g, j)	R-1-75	7,500	25/20/7.5/7.5	10	5 sides/10 rear	"	850/600-1st	50%
	R-1-90	9,000	30/20/10/10	15	"	"	1000/750-1st	55%
	R-1-100	10,000	30/20/10/10	15	"	"	1000/750-1st	55%
	R-1-120	12,000	30/20/10/10	15	"	"	1000/750-1st	55%
	R-1-150	15,000	30/20/10/10	15	"	"	1000/750-1st	55%
	R-1-200	20,000	30/20/10/10	15	"	"	1000/750-1st	55%
	R-1-T	9,000	20/10/05/05	20	"	35" – Two Story	800/600-1st	60%
	R-1-P	3,500	20/20/00/08	10	5/0 sides/10 rear	35' –Two Story	800/600-1st	60%
Ranch Community (j)	R-1-400	40,000	30/20/10/10	15	10 front/7.5 sides/10 rear	35'-Multi-Story	2000 One Story 2500/1800 1st	55%
South Village Lake (h), South Shore Estates, Ridgeview Vill.	(a)							
Pagosa Trails (g)	R-1-50	4,900	20/20/05/05	10	5 sides/10 rear	"	850/600-1st	60%
	R-1-75	7,500	25/20/7.5/7.5	10	"	"	850/600-1st	50%
	R-1-90	9,000	30/20/10/10	15	"	"	1000/750-1st	55%
	R-1-120	12,000	30/20/10/10	15	"	"	1000/750-1st	55%
Twincreek Village (l)	All Lots	See Plat	30/20/10/10	15	"	"	1450/750-1st	55%
Village Service Commercial	(a)							
Vista (g)	MH-50	5,000	10/10/05/05	10	5 side/10 front-rear	"	400	50%
	R-1-90	9,000	30/20/10/10	15	5 sides/10 rear	"	1000/750-1st	55%

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FOOT NOTES

- (a) See relevant restrictions for this subdivision. The Village Service Commercial and Ridgeview Subdivision rear setbacks are not defined; therefore, the following Archuleta County Land Use Regulation is adopted: 15' on all sides of commercial and multi-family properties which is measured from the eaves of the structure to the property boundary. In areas of conflict, the more stringent regulation is implemented.
- (b) Side setbacks on R-4 lots three or more stories, corner lots, and rear setbacks on golf course and lake front lots may differ from those shown here. See Declaration of Restrictions for these cases.
- (c) R-1-T and R-1-P side yard setbacks may be subject to stipulations and Committee approval. See relevant Declaration of Restrictions.
- (d) Minimum square footage shown for all multi-family lots is for each dwelling unit.
- (e) For parking requirements on R-1-T, R-1-100, R-2, R-3, R-4 and C-1 lots, see relevant Declarations of Restrictions.
- (f) The size, height, appearance, setbacks, lot coverage, etc., for buildings on the lots zoned C-1 will be decided by the Environmental Control Committee.
- (g) Modular homes are allowed in these sub-divisions; all other sub-divisions have restrictions and recorded amended Declarations of Restrictions with Archuleta County.
- (h) Setbacks from the high water line are 25' in these sub-divisions.
- (i) Setbacks from the high water line is 50' in this sub-division.
- (j) Setbacks from the golf course boundary (out-of-bounds) marker is 50' in these sub-divisions.
- (k) Interpretation on structure maximum heights and residential structure minimum living area in certain subdivisions in which the Declaration of Restrictions currently do not set such limits shall apply to Martinez Mountain Estates I (Lots 1 thru 59 inclusive & Lots 102 thru 136), Martinez Mountain Estates II, Meadows II, Meadows III, and Meadows IV.
 - (1) All one story structures will be limited to a maximum height of 20' (twenty feet).
 - (2) All multi-story structures will be limited to a maximum height of 35' (thirty five feet).
 - (3) No dwelling shall be constructed on any lot in Martinez Mountain Estates I (Lots 1 thru 59 inclusive and Lots 102 thru 136), Martinez Mountain Estates II, Meadows II, Meadows III or Meadows IV having less than the following minimum square footage of living space, exclusive of porch and garage:
 - (A) One-story houses shall have a minimum of 1,500 square feet of living space.
 - (B) Multiple-story houses shall have a minimum of 1,000 square feet of living space on the main floor plus at least 500 square feet of additional living space on the second floor.
- (l) Definition interpretation of a prefabricated living unit, as it applies to TwinCreek Village Declaration of Restrictions, is "a unit is a pre-fabricated cube of living space assembled off-site".
- (m) Corner lot setback may be greater than outlined on the summary based on percentage of lot width (refer to specific subdivision Declarations of Restrictions).