

Reception #: 1042955 Date: 04/29/1994 Time: 1234 Book: 1/29 Page: 840 Chris C. Munoz
Inst.: COVNT Rec Fee: 265.00 Doc Fee: 0.00 Page: 1 of 53 Pueblo Co.Clk.&Rec

**DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS, AND EASEMENTS FOR
THE ESTATES AT WALKING STICK I**

INDEX

	<u>Page</u>
ARTICLE I STATEMENT AND PURPOSE AND IMPOSITION OF COVENANTS	1
Section 1.1. Owner	1
Section 1.2. Purpose	1
Section 1.3. Walking Stick	1
Section 1.4. Right to Expand	1
Section 1.5. Development and Use	2
Section 1.6. Imposition of Covenants	2
ARTICLE II DEFINITIONS	2
ARTICLE III THE PROJECT PLANNED COMMUNITY	8
Section 3.1. Establishment of Planned Community	8
Section 3.2. Declaration of Lot Boundaries	8
Section 3.3. Plat	8
Section 3.4. Recorded Easements and Licenses	8
ARTICLE IV ASSOCIATION MEMBERSHIP AND VOTING RIGHTS	8
Section 4.1. Membership	8
Section 4.2. Transfer of Membership	8
Section 4.3. Classes of Membership	8
Section 4.4. Voting Rights	9
Section 4.5. Appointment of Officers and Directors by Declarant	9
Section 4.6. Notice of Membership	9
Section 4.7. Owner's and Association's Addresses for Notices	10
Section 4.8. Compliance with Association Documents and Walking Stick Documents	10
ARTICLE V POWERS AND DUTIES OF ASSOCIATION	11
Section 5.1. Association Management Duties	11
Section 5.2. Common Area	11
Section 5.3. Provisions Generally Applicable to Common Area	11
Section 5.4. Provisions Applicable to the Community Center	12
Section 5.5. Rules and Regulations	14
Section 5.6. Cooperation with Master Association	14
Section 5.7. Delegation by Association	14
Section 5.8. Ownership of Personal Property and Real Property	15
Section 5.9. Roads and Streets	15
Section 5.10. Books and Records	16
Section 5.11. Reserve Account	16

Section 5.12. Working Capital Account	16
Section 5.13. Implied Rights and Obligations	16
ARTICLE VI CONSTRUCTION AND ALTERATION OF IMPROVEMENTS . .	16
Section 6.1. General	16
Section 6.2. Approval Required	17
Section 6.3. Construction Methods	17
ARTICLE VII PROPERTY USE RESTRICTIONS	18
Section 7.1. General Restriction	18
Section 7.2. Residential Use of Lots	18
ARTICLE VIII OWNERS' OBLIGATIONS FOR MAINTENANCE	18
Section 8.1. Owner's Responsibility for Lot	18
Section 8.2. Owner's Negligence	18
ARTICLE IX ASSESSMENTS	19
Section 9.1. Creation of Lien and Personal Obligation for Assessments	19
Section 9.2. Purpose of Assessments	19
Section 9.3. Annual Assessments	19
Section 9.4. Capitalization of the Association	20
Section 9.5. Special Assessments	21
Section 9.6. Default Assessments	21
Section 9.7. General Remedies of Association for Nonpayment of Assessment	21
Section 9.8. Assessment Lien	22
Section 9.9. Successor's Liability for Assessment	22
Section 9.10. Waiver of Homestead Exemption; Subordination of the Lien	23
Section 9.11. Reallocation of Assessments Secured by Extinguished Liens	23
Section 9.12. Exempt Property	23
Section 9.13. Statement of Status of Assessments	24
Section 9.14. Failure to Assess	24
ARTICLE X PROPERTY RIGHTS OF OWNERS	24
Section 10.1. Owners' Easements of Access and Enjoyment	24
Section 10.2. Delegation of Use	24
Section 10.3. Easements of Record and of Use	24
Section 10.4. Emergency Access Easement	25
Section 10.5. Partition or Combination of Lots	25
Section 10.6. No Partition or Common Area	25