

Pleasant Valley Covenants Protect Area's Residents

Current and prospective home owners in the scenic Pleasant Valley Subdivision have been assured that no future homes will be built in the area out of harmony with the present structures, under terms of the development's protective covenants.

The covenants, designed to protect "the present and future property values" of the subdivision, located in northwest of Colorado Springs, also limit structures in the area to one-story, single family dwellings.

As a further measure to assure only quality home construction at the picturesque site, the covenants stipulate that "no building shall be erected, placed or altered on any building plot . . . until the building plans, specifications and plot plan showing the location of such buildings have been approved in writing as to conformity and harmony of external design with existing structures."

It was explained that no buildings will be located nearer than 25-feet to the front line, "nor nearer than 15-feet to any side street line."

Point No. 4 in the covenants required that no home may be erected on any building plot "which has an area of less than 5,400-square feet or with a width of less than 50-feet at the front building setback line."

Discouraging any offensive commercial activity in the area, an additional limitation directed that a "noxious" trade "shall be carried on upon any lot," and continued:

"No trailer, house, tent, shack, garage, barn or other outbuilding erected in the tract shall at any time be used as a residence temporarily or permanently."