2. Cedar

MAP OF

THE MARY N. WILLIAMS ESTATE ADDI

TO THE TOWN OF

EVERGREEN, JEFFERSON CO., COLORADO

SCALE 1 INCH = 200 FEET

LEGEND:

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Henry F. May of the City and County of Denver, Colorado, being the owner of and of NE¼ of the SW¼, all in Sec. 10, T.5S, R.71W, and a small portion of Sec. 11 as shown on annexed map, some of the lots shown herein said tract under the name and style of The Mary N. Williams Estate Addition to the Town of Evergreen, Jefferson County, platted and dedicated all with his having [illegible] and streets thereon shown, but with the right in the undersigned his heirs or assigns of any time hereafter, to sell and lease the rays, or to vacate the same as private rights of way, and in such event the title to the portions of land thus so vacated heirs and assigns, provided however, that in case the sale, lease, or vacation of any of said streets or alleys shall not be recorded unless the undersigned shall hereafter, whether private or public road or street or alley, or other property hereby reserved to himself, and his heirs and assigns, the following rights in and to the said dedicated premises, and the following restrictions:

1. That the said lots shall be used for no other purpose than for the building and maintaining thereon of private dwellings.

2. That no number of lots greater than three (3) lots of the lots shall be removed from any of said lots an dwelling a residence thereon.

3. That no billboard shall be erected or permitted on any such lots, nor shall anything be done or permitted on said land.

4. That the provisions hereof shall inure to the benefit of, and be binding upon heirs and assigns of the undersigned, and the undersigned and such provisions shall be held and considered as covenants running with the land, and that all in lots above mentioned shall be subject to the provisions hereof.

5. That in case of any violation of any of the provisions hereof the undersigned or any successor in title of the addition by and shall have remedies at law or in equity here such violation permanently enjoined, or in case of the violation of any of the provisions hereof shall have, by proper proceedings, such building, structure or thing removed. Laches for not more than three years shall not be a bar to any action hereunder, or any other action brought by any party.

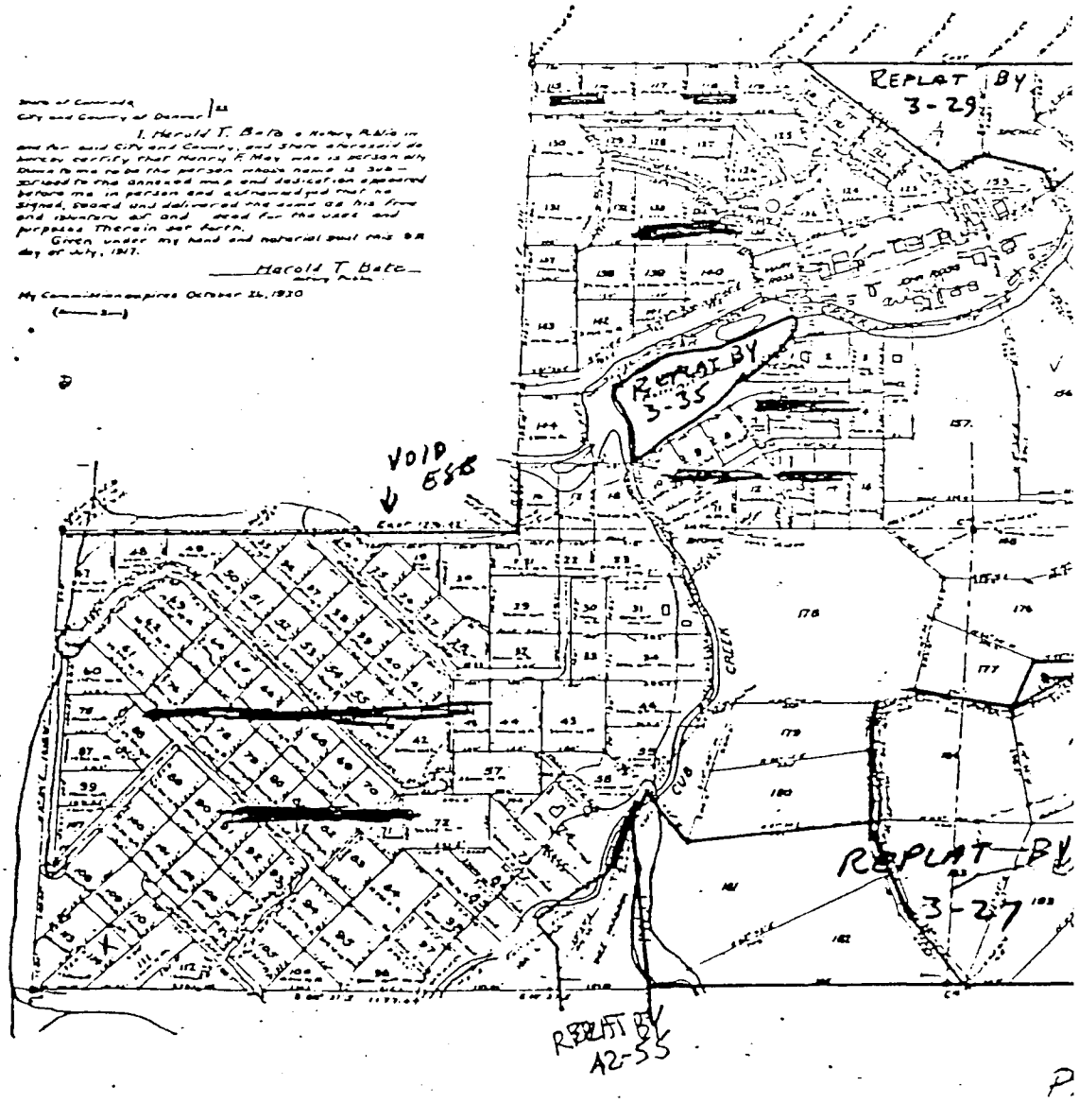
6. That of any time during the life of the foregoing restrictions, the owners of lots the title for making changes in said addition may, by writing duly signed and recorded, waive, modify, or change any of the provisions hereof for any

In witness Whereof the undersigned has signed this instrument this 6th day of July, 1917.

State of Colorado, City and County of Denver } ss

I, Harold T. Bate a Notary Public in and for said City and County, and State aforesaid do hereby certify that Henry F. May who is personally known to me to be the person whose name is subscribed to the annexed map and dedication appeared before me in person and acknowledged that he signed, sealed and delivered the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and notarial seal this 6th day of July, 1917.

Harold T. Bate
Notary Public

My Commission expires October 26, 1920