



Paradise Hills Plats & Covenants

Paradise Hills Unit 1 - (11/20/58) A Subdivision of parts of the NW Quarter of Section 17 and the SW Quarter of Section 8, both in T4.S., R70.W. Plat Book 19 (58737682) (Lots 1-33; Tracts A-E)

Tract B (1.851 acres) Reserved for Commercial Use
 Tract C (8.509 acres) Reserved for Commercial Use
 Tract D (3.296 acres) Reserved for Commercial Use
 Tract E (7.190 acres) Reserved for Commercial Use

Exceptions: Hart 2acres - Book 66 Page 425 (Reception #168825)
 Everitt 1 acre - Book 615 Page 102 (Reception #446018)
 Bechtel 1 acre - Book 66 Page 403 (Reception #146523)

Covenants: 11/20/58 Book 1157 Page 539-543 - Lots 1-33 (Reception #737681)
 02/11/59 Book 1175 Page 51 - Exempts Lot 12 and Cancels all easements in Tract C
 02/11/59 Book 1175 Page 53 - Street Lighting, Amended Dedication of Plat

Paradise Hills Unit 2 - (8/16/60) A Resubdivision of Tracts E & F, Paradise Hills Unit 1 and Subdivision of the South ½ of Section 8 and the North ½ of Section 17, T4S, R70W.

Plats Sheet 1 (Lots 34, 61-68, 73, 74) - Book 21, p. 4 (Reception #60814923)
 Sheet 2 (Lots 35-38, 42-60, 69-72, 75-77) Book 21, p.5 (Reception #60814923)
 11/29/76 Platting Exemption Agreement Case No. E55-9-76 (Book 2932, p. 371 - A Resubdivision of Paradise Hills Unit 2 Lot 61 into Parcels 1 through 3 (also A through C)
 12/16/76 Revised Description of land contained in Paradise Hills Unit 2 Lot 61 - Book 2939, p. 542 As Corrected and Recorded 12/16/76

Covenants 9/13/60 Book 1303, Page 476 (Except Lots 48, 61, 62, 65, 73, and 74) Applies Unit 1 Covenants. Obligation to form Water District
 12/16/60 Vacation Resolution - Book 1328, Page 506 - Vacating all that portion of Paradise Road (as described in "Highway 40 to Paradise Road", Book 1171, p.229 (1/20/59) that falls within lots and outlots of Paradise Hills Unit 2 as shown in Plat Book 21, pp. 4-5

Paradise Hills Unit 3 - (8/27/63) A Resubdivision of Part of Tract A, Paradise Hills Unit 1, and a Subdivision of a part of the South ½ of Section 8 and the North ½ of Section 17, T4S, R70W.

Plats Sheet 1 of 3 Legal Description - Book 25 p. 13
 Sheet 2 of 3 Lots 141-149, 153-190 - Book 25, Page 14
 Sheet 3 of 3 Lots 78-140, 150-152 - Book 25, Page 15
 Sheet 1 of 1 Resubdivision of Lots 104 and 105 - Book 25, Page 39A (Reception #63017255) - 12/03/63
 Sheet 1 of 1 Exemption Survey No. 1 - A Reconfiguration of Lots 168, 169, 170, and 171 to reduce 4 lots to 3 lots (Lots 1E, 2E, 3E) - Book 109, p. 6 (Reception #92066752) - 6/04/92
 ? Reconfiguration of Lots 88-93 and 113 along Mount Evans Vista ✓

Covenants 7/26/63 Book 1629, Pages 276-278 (Reception #999118) Lots 78-190
 Except Lots 117, 118, 132, 142, 151, 161, 164, and 184
 11/16/63 Book 1656, Page 72 - PSCo Tariffs & Streelights, Jeffco Zoning

6/1/67 MR-1, All improvements require review by Registered Architect, Amendment to Covenants. The lot lines common to Lots 82, 83, 99, and 100 are changed to provide additional square footage for lots 99 and 100 and to reduce the square footage in lots 82 and 83 and changes the five-foot utility easements to coincide with the new lot lines - Book 1942 p. 19-20 (Reception #238834)

Paradise Hills Unit 4 - (9/19/67))

Plats	Sheet 1 of 1	A Resubdivision of Tracts "C" and "D" and Lot 12, Paradise Hills Unit 1 and Lot 65, Paradise Hills Unit 2. - Book 28, p.43 (Reception #67252771) - 9/19/67
	Sheet 1 of 1	Amendment No. 1 - A Reconfiguration of Lots 199 and 200 to adjust the location of the interior property line between previous platted lots. Book 120, p. 61 (Reception #94183148) - 11/22/94
	Final Plat	Polak Subdivision Filing No. 1, a Resubdivision of lot 196, Paradise Hills Unit 4, together with a part of the Southwest 1/4 of Section 8, T4S, R70W - 8/9/96?
Covenants	5/15/70	Book 2180 Pages 627-634 - Lots 191-209 Standalone Covenants for Unit 4

Genesee Pointe (formerly The Ridges at Lookout Mountain) (Viewpoint Associates) (2/3/81) - Lots 141, 143-150, 152-160 in Paradise Hills Unit 3 (9/24/81) (Reception #81070475)

Covenants	9/24/81	Reception #81070475 - Supplements Units 1-3 Covenants, whichever is more restrictive; Article V establishes Architectural Review Committee of 3 or more members; establishes Ridges HOA; Article VIII establishes enforcement regulations
	10/2/81	Reception #81077300 - Ratified by Paradise Hills, Inc.
	1/19/82	Recorded 1/22/82 Amendment #1 (Reception #82004835)
	3/19/84	Renames Paradise Hills Estates as Paradise Hills Recorded 11/03/88 Amendment #2 (Reception #88107775) Conservation
	10/31/88	Recorded 11/03/88 Amendment #3 (Reception #88107776) Renames subdivision "Genesee Pointe"
	6/16/89	Amendment #4 (Reception #89051529) Grandfathers existing structures on Lot 146 (Civil Action #89CD297t)

Supplemental Declarations

- 1 #90043480 5/25/90 Added Lots 80-83, 128-131, 133, 138 (Unit 3)
- 2 #90087418 10/11/90 Added Lots 84-89, 122-127 (Unit 3)
- 3 #91061552 7/10/91 Added Lots 113-116, 119-121 (Unit 3)
- 4 #92066752 7/27/92 Added Lots 162, 163, 165-167 (Unit 3), Lot 42 (Unit 2) & 1E-3E (Unit 3)
- 5 #93094900 6/30/93 Added Lots 172-183

HOA Membership Action

Polak Subdivision Lots 1-3 added to HOA, subject to Ridges covenants (not recorded??)