

Bk 801 Pg 623

RESTRICTIVE COVENANTS  
BEAR PARK UNIT #1  
Otero County, New Mexico

The undersigned, James R. Maynard and Susan R. Maynard being the owner of Bear Park Subdivision, Village of Cloudcroft, Otero County, New Mexico according to the plat filed on April 25, 1995 in Book number 47, page 22-23 plat records of said county, does hereby make the following declarations and covenants as to the limitations, restrictions, and uses of lots.

1. All Village of Cloudcroft ordinances shall pertain to all lots.
2. In addition to all Village of Cloudcroft ordinances the following restrictive covenants shall apply.
3. No mobile homes shall be allowed on any lot.
4. All buildings shall be site built, not factory built.
5. All dwellings shall have an attached garage.
6. All buildings shall have 1200 square feet minimum heated living area on at least one level.
7. All exterior walls must extend to grade.
8. All exposed standard concrete block shall have a stucco finish.

Terms: This document and its provisions shall be in full force and effect upon all of the described property from the date of recording hereof, unless amended or replaced by an affirmative vote of 75% of the then lot owners with one vote per lot.

In Witness Whereof, the owners and proprietors of the above described subdivision have set their hands and seals on this 20<sup>th</sup> day of April, 1995.

James R. Maynard      Susan R. Maynard

STATE OF NEW MEXICO )ss  
COUNTY OF OTERO )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of April, 1995.

My Commission Expires: May 29 1998 Notary Public Judy Walters  
STATE OF NEW MEXICO ) S.S.  
OTERO COUNTY )

FILED FOR RECORD IN MY OFFICE  
This 26<sup>th</sup> day of April, 1995  
At 1:05 o'clock P M and duly recorded  
in Book No. 801 Page 623

the records of Otero County, New Mexico  
Mary D. Quintana  
County Clerk Otero County, New Mexico  
By John Silva Deputy #302