

BUG SCUFFLE RANCH - UNIT ONE
Restrictive Covenants

Whereas, Layne E. Preslar and his wife Sue Fuller Preslar are the owners of Bug Scuffle Sportsman's Ranch - Unit One, located in Section Two (2), Township Nineteen (19) South, Range Eleven (11) East, N.M.P.M., Otero County, State of New Mexico.

And whereas, said owners aboved named, desire to place the following restrictions:

1. All Property Owners are required to be members of the Bug Scuffle Sportsman Ranch Association and subject to all assessments as established by said Association.
2. No lot may be resubdivided into smaller lots; a lot may be divided and made part of an adjoining lot, enlarging said lots.
3. A utility easement is reserved for the installation of utilities within 15 feet of all lot lines.
4. In the event of ambiguity of these restrictions, the interpretation of the Board of Directors of Bug Scuffle Sportsman's Ranch Association shall prevail.
5. Lots may not be used for full-time, year-around residential occupancy.
6. Otero County will not maintain roads within the subdivision.

These covenants are to run with the land and shall be binding on the land, all parties and all persons claiming under them for a period of ten (10) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by ninety per cent (90%) of the then owners of the lots has been recorded agreeing to change said covenants in whole or in part. Votes shall be counted on the basis of one vote for each lot owned.

Enforcement shall be by proceeding at law or equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

Invalidation of any one of these covenants by judgement or court order shall in no way effect any of the other provisions which shall be and remain in full force and effect.

In witness whereof, the owners have caused this instrument to be executed this 2nd day of April, 1984.



Layne E. Preslar



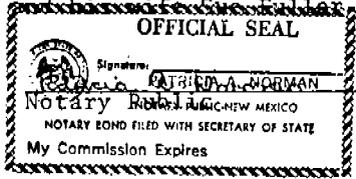
Sue Fuller Preslar

State of New Mexico)
County of Otero) ss

The foregoing instrument was acknowledged before me this 11 day of MAY, 1984, by Layne E. Preslar and his wife Sue Fuller Preslar.

My Commission Expires: 11-18-84

98333



STATE OF NEW MEXICO, County of Otero, ss. I hereby certify that this instrument was filed for record on the 14 day of May, 1984 at 1:30 o'clock P.M., and duly recorded, in Book 555 Page 411 of the records of said county.

By Margaret Sanchez Deputy Katie A. Sanchez County Clerk