

BUG SCUFFLE SPORTSMAN'S RANCH - UNIT 3
Restrictive Covenants

Whereas, Layne E. Preslar and his wife Sue Fuller Preslar are the owners of Bug Scuffle Sportsman's Ranch - Unit 3, located in Sections Two (2) and Eleven (11), 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:

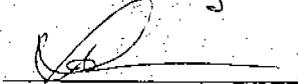
1. All Property Owners are required to be members of the Bug Scuffle Sportsman Ranch Association and subject to all assessments as established by said Association.
2. No lot may be resubdivided into smaller lots; a lot may be divided and made part of an adjoining lot, enlarging said lots.
3. A utility 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 percent (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 judgment or court order shall in no way effect any of the other provisions which shall be and remain in full force and effect.

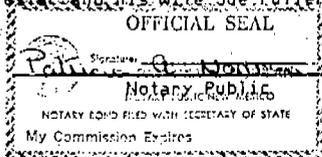
In witness whereof, the owners have caused this instrument to be executed this 9th day of May, 1986.


Layne E. Preslar


Sue Fuller Preslar

State of NEW MEXICO
County of OTERO

The foregoing instrument was acknowledged before me this 9th day of May, 1986 by Layne E. Preslar and his wife Sue Fuller Preslar.



My Commission Expires: 11-18-86

STATE OF NEW MEXICO
day of May 1986
Page 13 of the Records of said county
County Clerk Deputy

REC-
STATE
COUNTY
RANGE
SECTION
START
ALONG
DISTAN
DESCR
08' 23
DISTAN
S 05'
179' 24
14' 48
ARC DI
ANGLE
THENCE
THE FI
DISTAN
ANGLE
THENCE
OF 81
S 47'
485.00
A DIS
S 64'
FEET;
CURVE
AN ARC
THENCE
WHOSE
DISTR
N 84'
FEET;
DISTR
PLACE
AND DO
AND DE
SHOWN
AND EAS
TO THE
IN WITH
SEALS