

RESTRICTIVE COVENANTS AND PROTECTIVE EASEMENTS

COAT OF ARMS SUBDIVISION

ALAMOGORDO, NEW MEXICO

OTERO COUNTY

Verlyon and Jewellene Scoggin, also known as Scoggin Enterprises, are sole proprietors of Coat of Arms Subdivision described as follows:

A tract of land known as Coat of Arms Subdivision in the Collins Tracts divided into twelve lots with easements for parking and an alley for trash pickup. These lots are known as: 1289 Mesquite Street - lot 1, 1285 Mesquite Street - lot 2, 1281 Mesquite Street - lot 3, 1277 Mesquite Street - lot 4, 1273 Mesquite Street - lot 5, 1269 Mesquite Street - lot 6, 1270 Municipal Avenue - lot 7, 1274 Municipal Avenue - lot 8, 1278 Municipal Avenue - lot 9, 1282 Municipal Avenue - lot 10, 1286 Municipal Avenue - lot 11, and 1290 Municipal Avenue - lot 12. These lots are approximately 51 foot by 140 foot with a 30 foot alley running through the center of the property and a 20 foot continuation of alley on the west end of the property. The property is sided by Mescalero Street on the south, Collins Avenue on the west, and Mesquite Street on the north.

Whereas, Verlyon and Jewellene Scoggin desire to impose certain restrictive covenants and protective easements upon the subdivision of the said real estate. The following covenants and restrictions will be imposed on the land and mobile homes and will be binding upon all parties, purchasers, and owners and upon their successors and all persons claiming under or by or through them for the term of years as herein provided.

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- A. All lots are to be used for residential purposes only and shall be a single family residence. Mobile homes and other structures should be kept in good repair.
- B. There will be no structures or additions erected on lots or alterations to existing mobile homes without prior written request and approval from the owners.
- C. There will be no moving or changing of established perimeters of lots or mobile homes. Should purchaser desire to replace as to upgrade existing mobile home, consent from the owner will be required and all mobile homes must meet the requirements of the New Mexico Manufactured Housing set-ups and the codes of the City of Alamogordo.
- D. Any additions or structures that have been approved, must be completed within thirty days. Exterior paint colors must also be approved by owners.
- E. The easement between Mescalero and Municipal is an alley that has been designated for trash collection by the City of Alamogordo. In the alley, there will be no tolerance of any obstruction, trash, or anything that will impede the pickup of trash that is paid by all residents of the subdivision. The easement in front of each lot is designated for parking only. Junk cars will not be allowed.
- F. All residents will be required to keep property and alley free of clutter, weeds, and trash. All trees, lawns, driveways, and perimeters/fences must be maintained and kept in good condition at all times.
- G. One outside dog will be allowed as long as pet is kept restrained, lots are kept free of mess, and yards are maintained. Due to owner financing as well as city ordinances, no cats will be tolerated inside or outside of mobile homes or any other animal that is destructive, noisy, or offensive to other residents of the subdivision or owners.
- H. At the present time, well water is supplied to the yard faucets and pine trees along the fence. Tenants will be expected to take care of pine trees. You will be notified before yard faucets are changed to city water. The owners pay for well water and residents should be considerate of it's use.

These covenants and restrictions are to run with the land and mobile homes and shall be binding on all parties and all persons claiming under them for twenty years from the date of this filing, August 10, 2013, unless discontinued or amended at the end of the first period by a vote of a majority of the then property owners. Unless amended, the

