

RESTRICTIVE COVENANTS

WHEREAS, L. D. Smith and Marjorie Mae Smith, his wife,
and George Abbott and Revis Abbott, his wife, are the owners
of the following described real estate in Otero County, New
Mexico, to-wit:

The N 71.69 feet of Lots 4 and 5 in Block 14,
The S 70 feet of Lots 4 and 5 in Block 14,
The N $\frac{1}{2}$ of Lots 1 and 2 in Block 13; and
The S $\frac{1}{2}$ of Lots 1 and 2 in Block 13, all
in College Addition to the Town of Alamogordo,
New Mexico.

AND, WHEREAS, the said above mentioned property owners
desire to place certain restrictions upon and against all of
the lots and parcels of real property embraced within the
boundaries of the above described lots, as shown upon the
above mentioned plat, pertaining to the buildings, improve-
ments and other matters thereupon:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the
above mentioned property owners hereby declare and agree with
all future purchasers of any and all of the lots and parcels
of real estate hereinabove described, that the following res-
trictive covenants do hereby apply to any and all such lots
and parcels of real property within the above mentioned lots
of real estate and that such covenants as are hereinafter set
out shall run with the land and shall be construed as real
covenants; shall be binding upon the parties hereto, their
heirs, executors, administrators, assigns, and all other per-
sons claiming under them; and are hereby entered into for
the benefit of any and all future owners of lots and parcels
of real property embraced within the boundaries of the above
mentioned lots and parcels of real estate;

(A) All lots within the boundaries of the above described
real estate shall be used only for residential purposes and
no buildings or other structure of any nature shall be erected,
altered, placed or permitted to remain upon any of the said
lots, other than one (1) detached single family dwelling not

to exceed two stories in height, one (1) garage not to exceed a size suitable for housing two (2) automobiles, and such other structures and outbuildings as are commonly used as necessary incidents to the maintenance of a single family residential dwelling, all such dwelling houses, garages and other permissible structures to be erected, placed and maintained in accordance with such zoning ordinances and building codes as may be legally adopted and enforced by the appropriate legislative and governing bodies of the City of Alamogordo, County of Otero, State of New Mexico, when such ordinances and building codes may provide additional or more stringent provisions than those herein set out.

(B) No building or other permissible structure shall be located nearer than twenty-five (25) feet to nor farther than thirty (30) feet from the front lot line.

(C) No building or other permissible structure shall be located nearer than five (5) feet to an interior lot line, except that no such side yard shall be required for a garage or other permissible accessory building or structure, the front line of which building or other structure is located within the rear twenty-five percent (25%) of the lot, provided, however, that,

(D) No building or other permissible structure shall be located closer than five (5) feet to the rear lot line.

(E) No noxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done or maintained thereon which may be or become an annoyance or nuisance to the neighborhood and adjoining property owners.

(F) No building shall be erected upon any of the lots hereinabove described unless the design and location upon the lot of such building shall conform to and be in harmony with other existing structures upon other of the aforementioned lots.

(G) No single family dwelling shall be permitted on any

of the said lots when said dwelling shall have a ground floor square foot area of less than one thousand fifty (1,050) square feet in the case of a one (1) story structure, nor less than seven hundred twenty (720) square feet in the case of a one and one-half (1½) store or two (2) story structure, the areas in both events being exclusive of porches, stoops, garages, and any other independent attached structures.

(H) For the purposes of these covenants, eaves, steps and unenclosed porches and stoops shall not be considered as a part of the dwelling in applying the minimum distance requirements; provided, however, that this shall not be construed to permit any portion of a building or any structure attached thereto on any lot, to encroach upon any other lot.

(I) No structure of a temporary character, nor any trailer, basement, tent, shack, garage, barn or other outbuildings, shall be used on any of the said lots at any time as a residence either temporarily or permanently. Temporary buildings and other structures designed for use incidental to construction work on any lot shall be permitted to be erected and maintained on such lot; provided, however, that the same shall be completely removed or destroyed immediately upon the completion or abandonment of the said construction work.

(J) No sign boards, bill boards, or other types of structures used for advertising purposes shall be at any time placed, erected, or maintained upon any lot, dwelling or other permissible structure within the said subdivision with the exception of temporary signs not exceeding six (6) square feet in area in the event of said signs pertaining to the lease, hire or sale of a building or premises; provided, however, that there shall be no more than one such sign on any one lot.

(K) These covenants and restrictions shall be binding on all parties hereto, their heirs, executors, administrators, assigns, and all persons claiming under them, until the 1st day

of January, 1980, after which time they shall be automatically continued in force for successive periods of ten (10) years each, unless discontinued or amended at the end of the original period, or at the end of any of the aforesaid subsequent ten (10) year periods, by a vote of fifty-one percent (51%) or more of the then property owners as hereinafter provided. In case any vote is so taken the record owners of the said lots shall be entitled to one vote for each lot as shown on the official recorded plat.

Any person desiring to call an election as hereinabove provided for the purpose of suspending or amending all or any part of these restrictive covenants at the time or times mentioned, in accordance with the foregoing provisions, will request such election by written notification to the present owners and any and all owners of the said lots at least one (1) year before the expiration of the original period or any of the subsequent ten (10) year periods.

(L) If the parties hereto or any of them or their heirs, executors, administrators, assigns, or persons claiming under them shall violate any of the restrictive covenants herein contained, it shall be lawful for the present owners and any other person or persons owning any of the said lots, or the heirs, executors, administrators, assigns, or persons claiming under such present owners, or other owners, to initiate and prosecute any proceedings at law or equity against such person or persons violating or attempting to violate any such restrictive covenants, and either to prevent such person or persons from so doing by the procuring of the issuance of any appropriate legal or equitable writ or to recover damages or other dues for such violation.

(M) Invalidation of any one of these covenants by judgment or other valid Court order shall be in no wise effect any of the other provisions which shall remain in full force and effect.

George Abbott
George Abbott

L. D. Smith
L. D. Smith

Revis Abbott
Revis Abbott

Marjorie Mae Smith
Marjorie Mae Smith

STATE OF NEW MEXICO)
COUNTY OF OTERO) SS.

On this 16th day of May, 1956, before me personally appeared L. D. Smith and Marjorie Mae Smith, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal on this the day and year last above written.

John H. Paulsen
Notary Public

My Commission Expires:

9/15/56



STATE OF NEW MEXICO)
COUNTY OF OTERO) SS.

On this 16th day of May, 1956, before me personally appeared George Abbott and Revis Abbott, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal on this the day and year last above written.

Dale H. Scott
Notary Public

My Commission Expires:

10-25-56



#295
STATE OF NEW MEXICO, County of Otero, ss, I hereby certify that this instrument was filed for record on the 16th day of May, 1956, at 10:00 o'clock A. M., and duly recorded in Book 200, page 286-290 of the Records of said county. Dale H. Scott By Dale H. Scott Deputy.

