

## RESTRICTIVE COVENANTS

Whereas, E. D. MCKINLEY and BEATRICE F. MCKINLEY, his wife, and L. A. HENDRIX and ELIZABETH HENDRIX, his wife, are the owners of the following described real estate in Otero County, New Mexico, to-wit:

All of Blocks 9 and 10; Lots 1 through 9, inclusive, in Block 11; all of Blocks 12 and 13; Lots 1 through 4, inclusive, and 32 through 34, inclusive, in Block 14; Lots 1 through 13, inclusive, in Block 15; all of Blocks 16 and 17; Lots 1 through 10, inclusive, in Block 18; Heights subdivision Unit II to the City of Alamogordo, New Mexico, according to the plat of said subdivision filed in the Office of the County Clerk of Otero County, New Mexico on the 3rd day of November, 1954:

And whereas, said owners above named desire to place certain restrictions in regard to the buildings and improvements thereon and other matters as hereinafter set out upon and against all property in the subdivision as shown on the filed plat.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the above named owners, hereby declare and agree with all future purchasers of lots or building sites in the above named "Heights Subdivision Unit II" to the City of Alamogordo, New Mexico, that the following restrictions apply to all lots or building sites in "Heights Subdivision Unit II" and that all conveyances of any lot or lots in above named subdivision shall be subject to certain restrictions as follows:

(a) All Lots in the tract shall be known and described as single family residential lots and no structure shall be erected on any residential building plot other than one detached single family dwelling, not to exceed two stories in height, and private garages for not more than 3 cars, and other out-buildings incidental to residential use of the plot, all in accordance with such zoning regulations and building code as may legally apply at the time of construction.

(b) No building shall be erected or permitted to remain on any lot nearer than 25 feet to the front lot line; nor more than 35 feet from the front lot line, or nearer than 20 feet to any side street line; nor nearer than 5 feet to any side lot line. These side line restrictions shall not apply to a detached garage, which shall be not less than 65 feet from the front building line. No dwelling shall be located on any lot nearer than 25 feet to the rear lot line. For the purposes of this covenant, eaves, steps, and open porches shall not be considered as a part of a building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

(c) No lot shall be resubdivided into, nor shall any dwelling be erected or placed on any lot having a width of less than 60 feet at the minimum building setback line and an area of less than 6,000 square feet.

(d) Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat.

(e) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

(f) No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any lot at any time as a residence either temporarily or permanently.

(g) No single family dwelling shall be permitted on any lot in "Heights Subdivision Unit II" having a ground floor square foot area of less than 900 square feet in case of a one-story structure, nor less than 800 square feet ground floor area in the case of a one and one-half story or

two-story structure, both exclusive of porches and garages.

(h) Further restrictions are set forth for the following lots: Lots 4 and 5 in Block 12; Lots 32 through 34, inclusive, in Block 14; Lots 7 through 11, inclusive, in Block 15; Lots 9 and 10 in Block 16 are restricted to single family dwellings having not less than 1100 square feet of ground floor area for one-story structures and not less than 1000 square feet of ground floor area for one and one-half or two-story structures, both exclusive of porches and garages.

(i) No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between three and six feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded corner lot line, from the intersection of the street property lines extended.

(j) No old or second-hand buildings shall be moved on any lot in the subdivision.

(k) No fences, except hedge fences not more than 3 feet in height shall be constructed, planted, placed, or permitted to remain on any lot nearer to any street line than the building set-back lines shown on the recorded plat.

These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until November 1, 1979, at 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 first or any subsequent ten year period by a vote of 51% or more of the then property owners, as hereinafter provided. These covenants and restrictions or any portion thereof, may at such time or times be amended or terminated by a vote of 51% or more of the then property owners. In case any vote is called, the record owners of the lots shall be entitled to one vote for each lot as shown on the recorded plat.

Any person who desires to call an election for the purpose of suspending or amending all or any part of these protective covenants and restrictions at the time or times mentioned, in accordance with the foregoing provisions, will request such election by written notification to the subdividers and any and all owners of lots within the subdivision at least one year before the expiration of the first or any subsequent ten year period.

If the parties hereto, or any of them, or their heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions contained herein, it shall be lawful for the subdividers, their successors or assigns, or any other person or persons owning any lot in said development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants or restrictions and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants by judgment or court order shall in no wise effect any of the provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said owners have caused this

instrument to be executed this 3rd day of November, 1954.

E. D. McKinley (signed)  
E. D. McKINLEY

L. A. Hendrix (signed)  
L. A. HENDRIX

Beatrice F. McKinley (signed)  
BEATRICE F. McKINLEY

Elizabeth Hendrix (signed)  
ELIZABETH HENDRIX

STATE OF NEW MEXICO )  
COUNTY OF OTERO )

On this 3rd day of November, 1954, before me personally appeared E. D. McKINLEY and BEATRICE McKINLEY, his wife, and L. A. HENDRIX and ELIZABETH HENDRIX, 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.

(SEAL)

My Commission Expires:  
Jan. 24, 1958

(signed) Benny J. Daugherty  
Notary Public

CLERK'S CERTIFICATE

STATE OF NEW MEXICO )  
COUNTY OF OTERO )

I, Lucille Alexander, County Clerk, of Otero County, New Mexico do hereby certify that the foregoing is a true and correct copy of Restrictive Covenants of the Heights Subdivision Unit II, filed in my office on the 3rd day of November AD., 1954, and duly recorded in Reception #71441.

WITNESS my hand and official seal this 3rd day of November, A.D., 1954.

(SEAL)

(signed) Lucille Alexander  
County Clerk, Otero County  
New Mexico

We certify that this is a true and correct copy of that certain instrument recorded at Book 176 Page 220 of the records of Otero County, New Mexico.

PIONEER ABSTRACT COMPANY  
By *Lucille Alexander*  
Abstracter