

RESTRICTIVE COVENANTS

PART A. WHEREAS, TAYS INVESTMENT CORP., is the owner of the following described real estate in Section Sixteen(16), Township Sixteen(16) South, Range Ten(10) East, N.M.P.M., Alamogordo, Otero County, New Mexico, and being more particularly described as follows, to-wit:

Lots One(1) through Sixteen(16), Block Number One(1) and Lots Seventeen(17) through Twenty-Eight(28), Block Number Two(2), Heights Addition, Unit "C" Annex, Alamogordo, Otero County, New Mexico.

AND WHEREAS, said owner above named desires to place certain restrictions in regard to the buildings and improvements to be placed on portions of the above described real estate as follows, to-wit:

PART B. FULLY RESTRICTED RESIDENTIAL AREA. The residential area covenants in PART C in their entirety shall apply only to Lots One(1) through Sixteen(16), Block Number One(1) and Lots Seventeen(17) through Twenty-Eight(28), Block Number Two(2), Heights Addition, Unit "C" Annex, Alamogordo, Otero County, New Mexico.

PART C. RESIDENTIAL AREA COVENANTS.

C-1. LAND USE AND BUILDING TYPE. No lots shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling not to exceed two and one-half stories in height and a private garage for not more than three(3) cars and a private carport for not more than three(3) cars or a combination of private carport and private garage for not more than a total of four(4) cars.

C-2. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the architectural control committee as to quality of workmanship and materials, harmony of external design with existing and/or planned structures, as to location with respect to topography and finish grade elevation. No fence or wall, except

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necessary retaining walls of minimum height, shall be erected or allowed to remain nearer the front street than the front building setback line.

On corner lots, no side street fence or wall, except necessary retaining walls of minimum height, shall be erected or allowed to remain nearer to the front street than the rear of the dwelling, nor nearer the side street than the property line. There is no restriction as to height of fences which are erected behind the minimum setback line of the front street; except as stated or implied herein. Approval shall be as provided in PART D.

C-3. DWELLING SIZE. The ground floor area of the main structure, exclusive of one-story open porches, carports, and garages, shall be not less than 1,500 square feet for one-story dwelling, nor less than 1,500 square feet for a dwelling of more than one story.

C-4. BUILDING LOCATION. No building shall be located on any lot nearer to the front lot line or nearer to the side street line than the minimum building setback lines shown on the recorded plat. In any event no building shall be located on any lot nearer than twenty-five(25) feet to the front lot line, or nearer than fifteen(15) feet to any side street line, except that streets on which houses face, no building shall be located nearer than twenty-five(25) feet to the street property lines of the said streets. No building shall be located nearer than five(5) feet to an interior lot line, except that no side yard shall be required for a garage or other permitted accessory building located fifty-five(55) feet or more from the minimum building setback line. No dwelling shall be located on any interior lot nearer than twenty(20) 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-5. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than seventy(70) feet at the minimum building setback line except that an irregular shaped lot resulting from a curve in the street shall have a minimum width, at the building setback line of not less

than sixty(60) feet, nor shall any lot have an area of less than 8,000 square feet.

C-6. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are served as shown on the recorded plat of this subdivision.

C-7. NUISANCES. 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.

C-8. TEMPORARY STRUCTURES. 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 temporary or permanently.

PART D. ARCHITECTURAL CONTROL COMMITTEE.

D-1. MEMBERSHIP. The architectural control committee is composed of the officers of Tays Investment Corp. of Alamogordo, New Mexico. A majority of the committee may designate a representative to act for it. In the event of death or resignation of any member of the committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee, nor its designated representatives shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the committee or to withdraw from the committee or to restore to it any of its powers and duties.

D-2. PROCEDURES. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the committee, or its designated representative, fails to approve or disapprove within thirty(30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

PART E. GENERAL PROVISIONS.

E-1. TOLERANCE. A two(2') foot tolerance by reason of mechanical

variance of construction is allowed for minimum distance requirements from lot line.

E-2. TERM. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty(30) 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 a majority 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, etcetera.

E-3. ENFORCEMENT. Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or to recover damages.

E-4. SEVERABILITY. Invalidation of any one of these covenants by judgement or court order or by ordinance of the City of Alamogordo, New Mexico, shall in nowise affect any of the other provisions which shall be and remain in full force and effect.

E-5. AMENDMENT. These covenants may be amended in whole or in part at any time an instrument signed by a majority of the then owners of the lots has been recorded agreeing to amend said covenants in whole or in part to include additional property under the terms hereof or to exclude specifically described property from the provisions hereof. Votes shall be counted on the basis of one vote for each lot owned within the subject area.

PART F. ATTEST.

IN WITNESS WHEREOF, the said owners have caused this instrument to be executed this 10th day of May, 1976.

TAYS INVESTMENT CORP.

BY: Melvin E. Tays  
Melvin E. Tays, President



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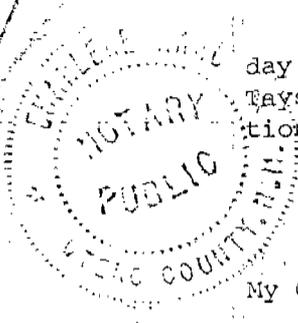
STATE OF NEW MEXICO )

COUNTY OF OTERO )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of May, 19 76, by Melvin E. Tays, President of Tays Investment Corp. (NSL), a New Mexico corporation, on behalf of said corporation.

*Harley Ward*  
NOTARY PUBLIC

My Commission expires: 9-10-77



STATE OF NEW MEXICO } SS.  
OTERO COUNTY

FILED FOR RECORD IN MY OFFICE

This 12 day of May, 19 76

At 9:50 o'clock 17 M. and day recorded

in Book No. 424 Page 594-598 of

the records of Otero County, New Mexico.

Frankie Dean  
County Clerk, Otero County, New Mexico

By Connie Bryant Deputy



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