

AMENDED RESTRICTIVE COVENANTS
FOR
LA LUZ CROSSROADS SUBDIVISION

WHEREAS, the undersigned owner of the property hereinafter described and located in Otero County, New Mexico, has heretofore filed a plat of the subdivision known and described as La Luz Crossroads Subdivision in the Office of the County Clerk, Otero County, New Mexico and

WHEREAS, the undersigned owner of said subdivision desires to amend and re-file certain amended restrictive covenants affecting said property for the protection of all future property owners in said subdivision.

NOW, THEREFORE, the undersigned do hereby declare the amendment and existence of certain restrictive covenants as herein after set forth and declare that said restrictions and covenants shall run with the land hereinafter described and to be binding on all parties who are or shall become parties in interest to said land. The property covered and affected by the covenants set forth herein and the restrictions applicable thereto is described as follows, to wit:

Lots 1-23 inclusive of La Luz Crossroads Subdivision, Otero County, New Mexico, a subdivision lying in Section 26, T15S, R10E., as shown on the official plat thereof on file in the office of the County Clerk of Otero County, New Mexico.

The amended restrictions and protective covenants herein referred to are as follows:

- 1) Lots 1-23 inclusive shall be known and described as residential or commercial lots. No structures shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling (Lot 7 is restricted to a maximum of three bedrooms) and/or one single commercial building and such structures as are incidental to the use of said lot, such as a private garage, well house, storage room or stable.
- 2) Lots may not be re-subdivided in the future for any purpose, except to combine lots into larger lots.
- 3) On lots 1-23 inclusive no buildings or structures whatsoever of any kind shall be located nearer than fifty (20') feet to the front lot line of each lot not nearer than twenty (20') feet to any side lot line or rear lot line of each lot.
- 4) Pertaining to permanent residential homes:
 - A. No dwelling house smaller than 1200 square feet heated area shall be constructed on any lot herein. Grass lawns shall be limited to 2500 square feet. No tent, shack, barn or other outbuilding shall be used as residence, temporarily or permanently, nor shall any temporary residence be erected. A temporary contractor's building or a mobile

home for storage may be used during construction. All buildings are to be brick, stone veneer, stucco or painted or stained on exterior or wall surfaces within thirty days from the date of completion of construction. No second hand structures shall be moved on any lot.

All dwellings shall be finished as to the exterior within one year from start of construction. All structures shall be completely finished front, sides and rear to the same degree as a first class front, so the view from overlooking or adjoining lots will not be unduly impaired.

B. Manufactured homes are allowed: (double wide only)

- 1.) The dwelling must be a double wide and have a minimum of 1000 square feet heated area.
- 2.) The dwelling must have a shingled, pitched roof or southwest flat roof.
- 3.) The dwelling must be permanently set and must have a complete coordinated skirting.
- 4.) The dwelling must have a minimum of 200 square feet of decking or porch in front.
- 5.) At the time of installation, the manufactured home must be less than five years old. Ones older than 5 years are allowed if they are approved by the developer his heirs or assigns.

C. For modular home: The dwelling must have a minimum of 1000 square feet heated area, and must be set on a permanent foundation.

1. Commercial buildings have to be approved by the developer, his heirs or assigns.
2. The premises and improvements of each lot must be maintained in an orderly condition and a good state of repair at all times.
3. No noxious or offensive activity shall be carried out on any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
4. Livestock shall be permitted, provided that none are to be kept for commercial purposes. Livestock, such as horses, cattle, sheep, etc. shall be limited to 1 animal per acre and must be contained. Household pets are allowed but must be contained. Kenneling is not permitted. Swine are not permitted.

[Signature]
Donald L. Burton

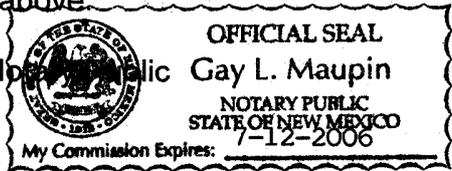
[Signature]
Barbara J. Burton

State of New Mexico)
)ss
County of Otero)

On this 20th day of September, 2005, before me personally appeared Donald L. Burton and Barbara J. Burton, known to me to be the persons who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and seal the day and year last written above

[Signature]



My commission expires 7-12-2006

STATE OF NEW MEXICO } S.S.
OTERO COUNTY

FILED FOR RECORD IN MY OFFICE

This 21st day of Sept, 2005
12:50 o'clock P M and duly recorded
in Book No. 1207 Page 96-98

The records of Otero County, New Mexico

[Signature]
County Clerk, Otero County, New Mexico

[Signature] Deputy
10954

