

575 1980

RESTRICTIVE COVENANTS

PART A. WHEREAS the undersigned are the Owners of all lots located in DESERT HILLS UNIT 1, located in Section six (6), Township seventeen (17) South, Range ten (10) East, NMPM, Alamogordo, Otero County, New Mexico.

And Whereas, said Owners desire to rescind the existing restrictive covenants and to place certain restrictions in regard to the building and improvements to be placed on portions of the above described real estate as follows; to wit:

The Restrictive Covenants recorded at Book 555, Page 567-571 and the Amended Restrictive Covenants recorded at Book 555, Page 811-815 are hereby rescinded and cancelled and these restrictive covenants are imposed in their stead.

PART B. FULLY RESTRICTED RESIDENTIAL AREA. The residential area covenants in Part C in their entirety shall apply to Lots 18-57, Desert Hills Unit 1, to Lots 13-17, Replat A, Lots 19B and 21B in Replat B and to lots 24C and 25C in Replat C, Desert Hills Unit 1, 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 stories in height; and a private attached garage for not more than three cars or less than two cars or a private attached carport for not more than three cars. Garages or carports shall contain a minimum of 336 square feet. Modular and pre-fabricated construction is prohibited. All detached out buildings must match main structure and must be pre-approved by Architectural Control Committee.

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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 lot lines, topography and finish grade elevations. No fence or wall, except necessary retaining walls of minimum height, shall be erected or allowed to remain nearer the front street than the front building setback line. Approval shall be as provided in Part D.

On corner lots, no side fence or walls, 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 to the side street than the property line. The height of fences which are erected behind the minimum set-back line of the front street shall be in accordance with the ordinances of the City of Alamogordo.

All fence or walls shall be a minimum of 2 feet in height, and shall be of rock construction or other approved material. All fence or wall materials shall be approved by the Architectural Committee prior to construction.

The homebuilder shall be responsible for construction of a 4 foot minimum width sidewalk, adjacent to the curb, for the full length of the curb adjacent to the lot. The homebuilder shall also construct necessary driveway pads, and handicapped ramps at intersections, as required by the City of Alamogordo.

The homebuilder shall construct a rock screen, or other material approved by the Architectural Control Committee to screen utility risers and transformers from view from the street. This structure shall include the mailboxes for two adjacent houses. A standard drawing showing location and minimum construction requirements is available from the architectural control committee.

Rural newspaper delivery boxes are prohibited.

C-3. DWELLING COST, QUALITY AND SIZE. No building shall be permitted on any lot at a cost of less than \$45,000 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of these covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date the covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor of the main structure, exclusive of one-story open porches and garages, shall contain not less than 1200 square feet of heated area except for Lots 18, 19B, 21B, 22, 23, 24C, 25C, 26, 27, 28, 35 and 36 (lots facing Eagle Loop) shall contain not less than 1800 square feet of heated area.

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 set-back lines shown on the recorded plat. In any event no building shall be located nearer than five (5) feet from any interior lot line.

C-5. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat of this subdivision.

C-6. 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.

Wood piles shall be screened from view from neighboring lots and from the front of a house. Vacant lots shall be kept clean and free of accumulations of rubbish. Inoperative vehicles shall not be stored on any lot.

C-7. 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 temporarily or permanently.

C-8. LOT AREA AND WIDTH. No dwelling shall be erected or placed on any lot having a width of less than 60 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 build set-back line of not less than 60 feet, nor shall any lot have an area of less than 6,000 square feet.

C-9. SIGNS. No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

C-10. OIL AND MINING OPERATION. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any lot.

C-11. LIVESTOCK AND POULTRY. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other house-hold pets may be kept provided that they are not bred, kept, or maintained for any commercial purpose.

C-12. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All equipment for the storage or

disposal of such material shall be kept in a clean and sanitary condition. Portable containers, except for scheduled pick up days, shall be screened from view.

C-13. WATER SUPPLY. No individual water supply system shall be permitted on any lot.

C-14. SEWAGE DISPOSAL. No individual sewage disposal system shall be permitted on any lot.

C-15. STORAGE OF RECREATIONAL VEHICLES. Recreational vehicles include, but are not limited to, boats, airplanes, RV trailers, horse trailers, motor homes, camp trailers, utility trailers and racing cars. No recreational vehicle shall be parked or stored any closer to the street than 5 feet behind the front of a house. No recreational vehicle shall be parked or stored on any street within or adjacent to the subdivision. No recreational vehicle shall be stored on the side-street side of any corner lot.

C-16. ANTENNAE. No television or radio antenna shall extend higher than the roof of any structure, and all antennae shall be subject to approval of the Architectural Control Committee prior to installation.

PART D. ARCHITECTURAL CONTROL COMMITTEE

D-1. MEMBERSHIP. The architectural control committee shall be composed of a General Partner of Desert Hills Estates, a Ltd. partnership, and at least two of the limited partners.

D-2. PROCEDURE. Building plans to be submitted for approval shall include as a minimum, floor plans, front elevations, and a complete description of exterior materials and finish and roofing. The approval or disapproval as required in these covenants shall be in writing. In the event the Architectural Control Committee 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

on 4/15/85

construction has been commenced prior to the 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. TERM. These covenants are to run with the land and shall be binding on the land, 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 thirty (30) 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, etc.

E-2. ENFORCEMENT. Enforcement shall be by proceeding 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-3. SEVERABILITY. Invalidation of any one of these covenants by judgment or court order shall in nowise effect any of the other provisions which shall be and remain in full force and effect.

PART F. ATTEST.

IN WITNESS WHEREOF, the said owners have caused this instrument to be executed this 4th day of APRIL, 1985.

DESERT HILLS ESTATES, LTD.

By: [Signature]
General Partner

LANE PLUMBING COMPANY, INC.

By: [Signature]
Norman R. Lane, President

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Ralph W. McGowan
 Ralph W. McGowan
Nelson A. Smith
 Nelson A. Smith
Thomas A. Bernicke
 Thomas A. Bernicke
Donald R. Clark
 Donald R. Clark
Steven W. Brockett
 Steven W. Brockett
Timothy A. Rabon
 Timothy A. Rabon
Herbert C. Euler
 Herbert C. Euler

Shirley A. McGowan
 Shirley A. McGowan
Alice M. Smith
 Alice M. Smith
Diane E. Bernicke
 Diane E. Bernicke
Donna L. Clark
 Donna L. Clark
Mary B. Brockett
 Mary B. Brockett
Debbie Craig
 Debbie Craig
Janet M. Euler
 Janet M. Euler

STATE OF NEW MEXICO)
)SS:
 COUNTY OF OTERO)

The foregoing instrument was acknowledged before me this 4th day of April, 1985 by Norman R. Lane, General Partner, on behalf of DESERT HILLS ESTATES, LTD, a limited partnership.

My Commission Expires: 8/3/87

[Signature]
 Notary Public

STATE OF NEW MEXICO)
)SS:
 COUNTY OF OTERO)

The foregoing instrument was acknowledged before me this 4th day of April, 1985 by NORMAN R. LANE, President of LANE PLUMBING COMPANY, INC., a New Mexico corporation, on behalf of the corporation.

My Commission Expires: 8/3/87

[Signature]
 Notary Public

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NOTARY PUBLIC
STATE OF NEW MEXICO
COUNTY OF OTERO

April, 1985 by DONALD R. CLARK and DONNA L. CLARK.

My Commission Expires:
8/3/87

[Signature]
Notary Public

STATE OF NEW MEXICO)
)SS:
COUNTY OF OTERO)

The foregoing instrument was acknowledged before me this 5th day of April, 1985 by TIMOTHY A. RABON.

My Commission Expires:
8/3/87

[Signature]
Notary Public

STATE OF NEW MEXICO)
)SS:
COUNTY OF OTERO)

The foregoing instrument was acknowledged before me this 9th day of April, 1985 by STEVEN W. BROCKETT and MARY B. BROCKETT.

My Commission Expires:
8/3/87

[Signature]
Notary Public

STATE OF NEW MEXICO)
)SS:
COUNTY OF OTERO)

The foregoing instrument was acknowledged before me this 5th day of April, 1985 by DEBBIE CRAIG.

My Commission Expires:
8/3/87

[Signature]
Notary Public

STATE OF NEW MEXICO)
)SS:
COUNTY OF OTERO)

The foregoing instrument was acknowledged before me this 5th day of April, 1985 by HERBERT C. EULER and JANET M. EULER.

My Commission Expires:

8/3/87

[Signature]
Notary Public

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STATE OF NEW MEXICO }SS
OTERO COUNTY }
FILED FOR RECORD IN MY OFFICE
ON 12 day of April 1985
at 9:10 o'clock A.M. and duly recorder
in Book No. 575 Page 440-449 of
the records of Otero County, New Mexico
County Clerk, Otero County, New Mexico
[Signature]
Darius

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