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RESTRICTIVE COVENANTS

WHEREAS, Harold J. Huffman and Maria P. Huffman, his wife of 2344 Apache Ln. Alamogordo, NM.

are the owners of the following described real estate in Otero County, New Mexico, to-wit:

N 1/2 of SE 1/4 of Section 32      T 16S, R 10E, N.M.P.M.

AND WHEREAS, the said owners above named desire said real estate to be subject to an encumbered by certain Restrictive and Protective Covenants.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the above named owners hereby declare and agree that the following Covenants apply to all of said real estate, and that all conveyances of said real estate, or any part thereof, shall be subject to said Covenants whether or not the same are embodied in the conveyances or other instruments affecting title thereto.

- A. That said real estate shall not be subdivided into any tract smaller than two acres in area (87,120 square feet). This area shall not include roadway easements.
- B. No swine of any kind shall be raised, bred, or kept on any portion of said real estate. All other livestock shall be kept in fenced and adequately enclosed areas. And no animals or poultry may be kept or maintained in any manner or number which is a nuisance or offensive to adjacent land owners, whether by reason of noise, odors, or otherwise.
- C. No portion of said real estate shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers.
- D. All owners shall endeavor to maintain the property in as natural a state as possible insomuch as land-clearing is concerned. The native growth, including Cacti, Mesquite, Creosote Bush and Ocotilla, shall not be destroyed or removed from said real estate, except as is necessary for roadways, utility ways, structures and walled-in or fenced-in yards, gardens and patios.
- E. No Mobile Homes, Modular Homes, or Trailers may be moved onto said real estate. And no structure of a temporary character, or a Trailer, Mobile Home, Modular Home, Tent, Shack, Garage, Barn or outbuilding shall be used on any tract at any time as a residence. No structure or outhouse shall be used or built for the purpose of outside toilet facilities. No provision of this paragraph shall prevent any owner of said real estate from storing a travel trailer or motor home on said property for use elsewhere.
- F. These Covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them for a period of Twenty-Five (25) years from the date these Covenants are recorded, 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 period, or any subsequent ten year period, by filing with the County Clerk of Otero County, New Mexico an appropriate instrument signed by the owner or owners of 51% of the total number of acres in said real estate.

