

RESTRICTIVE COVENANTS

AMENDED RE-PLAT OF MOBIL VILLA ESTATES

WHEREAS, IRENE PRICE, a single woman, GEORGE R. DUNN and DOROTHY A. DUNN, husband and wife, are the owners of the following described real estate in Alamogordo, Otero County, New Mexico, to-wit:

Lots One (1) through Forty-three (43), Amended Re-Plat of Mobil Villa Estates, a Subdivision to the City of Alamogordo, Otero County, New Mexico, according to the Plat thereof filed for record on the 29 day of July, 1975, in the office of the County Clerk, Otero County, New Mexico, in Map Book 19 at Pages 27 and 28

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 the property in said Subdivision:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the above named owners hereby declare and agree with all future purchasers of lots in the above named subdivision that the following restrictions apply to all lots in the first unit of said subdivision consisting of the above described Lots 1 through 43 inclusive; and that all conveyances of any lot or lots above described shall be subject to the following restrictions:

- a. All lots on the plat are to be maintained for a single family mobile dwelling use only.
- b. No mobile home less than ten feet in width excluding expandos, tip-outs or additions may be located upon any lot in this subdivision.
- c. Mobile homes must be placed on the lots in such a manner that they are perpendicular to the back edge of the lot.
- d. No building or mobile home shall be erected, placed or permitted to remain on any lot nearer than 25 feet to the front lot line; nor nearer than 15 feet to any side street line; nor nearer than 5 feet to any side lot line. All auxiliary structures must be blended in the color of the mobile home.

- e. Any structure, once commenced, shall be completed as to exterior in accordance with the provisions of these restrictions in not more than one year from date of commencement.
- f. All clothes lines shall be maintained on the rear of the lot.
- g. Washing machines, tools or other objects which can be construed as detracting from the appearance of the lot shall not be exposed, but shall be placed in a storage shed.
- h. Mobile homes must be skirted within ninety (90) days after being placed on the lot. All skirting shall be installed to professional standards.

These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them until ten years from the date of filing of the Subdivision Plat on Amended Replat Mobil Village Estates at which time they may be automatically continued in force for successive periods of ten years each unless discontinued or amended at the end of the first or any subsequent ten-year period by a vote of a majority of the then property owners. These covenants and restrictions may be amended by a vote of a majority of the then property owners. These covenants and restrictions may be amended by a vote of 51% or more of the then property owners. In case of a vote, the record owners shall be entitled to one vote for each lot as shown on the recorded plat.

IN WITNESS WHEREOF, the said owners have executed this instrument this 29 day of July, 1975.

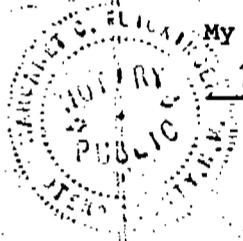
Irene Price  
Irene Price  
George R. Dunn  
George R. Dunn  
Dorothy R. Dunn  
Dorothy R. Dunn  
D.R.D.

BOOK 418 PAGE 799

STATE OF NEW MEXICO )  
 ) SS  
COUNTY OF OTERO )

The foregoing instrument was acknowledged before me this 29 day of July, 1975, by IRENE PRICE, a single woman, GEORGE R. DUNN and DOROTHY A. DUNN, husband and wife, known to me to be the persons who executed the foregoing instrument, and acknowledged that they executed the same as their own free act and deed.

*Margaret C. Fluhmeyer*  
Notary Public



My Commission expires:  
3-23-76

STATE OF NEW MEXICO }  
OTERO COUNTY } ss.  
FILED FOR RECORD IN MY OFFICE  
this 29 day of July 1975  
at 10:20 o'clock AM and duly recorded  
in Book No. 418 Page 797-9 of  
the records of Otero County, New Mexico  
*Frankie Dean*  
County Clerk, Otero County, New Mexico



By \_\_\_\_\_ Deputy

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