

Amended Covenants for Montana Vista  
MONTANA VISTA SUBDIVISION COVENANT

1. *This tract is for single family homes . Manufactured (mobile) homes are permitted. Mobile homes shall meet the conditions listed in Paragraph 2 of this document. Second hand buildings are prohibited. Resubdivision is prohibited. 4-H animals are excepted except for swine. Recreational horses are permitted. Barns must be a minimum of 50 feet away from boundary lines. Property cannot be used for the collection of trash, garbage, waste or other junk including wrecked or salvaged cars or any other article not intended for immediate use. Unclean and untidy conditions are prohibited. Things, substances, or materials that create foul or noxious odors or cause noise that disturb the peace and quiet are prohibited. Drainage of a tract shall not be changed so as to materially affect the drainage of the surrounding tracts.*

2. *Mobile Home Requirements:*

- a. *All mobile homes must have a minimum of 900 square feet of enclosed heated living area, exclusive of carports and enclosed patios.*
- b. *The exterior of each mobile home must be constructed of natural wood, hardboard textured wood grain, vinyl siding, or stucco. All roofs must be of shingle construction.*
- c. *Skirting must be installed completely around the mobile home's exterior and must be color compatible with the mobile home siding. Skirting must be installed within 30 days of relocation and installation of the mobile home. All hitches must be removed from each mobile home.*
- d. *All mobile homes, mobile home furnishings and mobile home additions and improvements shall be kept and maintained in a clean and safe condition and in good repair.*
- e. *Air conditioning or cooler units must either be placed on the roof of the home or on the backside of the home. No air conditioning or cooler units may be placed in windows or through the wall of a home's front or sides.*
- f. *No aluminum foil, signs, or fiberglass sunscreens are allowed in windows of homes.*

3. *Private Road and Utility Easement Maintenance Requirements: Maintenance of the Montana Vista Subdivision private road and utility easement that runs the entire length of the property from the South property line to the North property line and the 30 foot roadway and utility easement that runs from the Montana Vista Subdivision South property line Southward to Taylor Ranch Road shall be maintained by all of the Montana Vista property owners and the owners of the 20 acres of land directly East of the Montana Vista Subdivision. The Montana Vista Subdivision and the 20 acres East of the Montana Vista Subdivision, that runs along the roadway, consist of a total of 40 acres. The roadway maintenance expenses shall be prorated to the owners of the entire 40 acres of land according to the amount of acreage each property owner owns. Maintenance of the private road and utility easement shall include:*

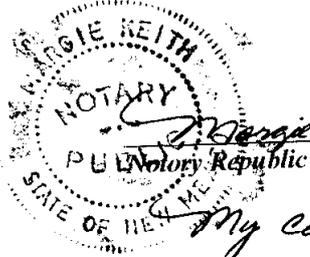
- a. *Assuring bar ditches are clear and clean.*
- b. *Maintaining the surface of the roadway easement including necessary grading.*
- c. *Controlling the vegetation growth on the roadway and bar ditch.*

**THIS COVENANT RUNSWITH THE LAND PERMANENTLY.**

Majority owners wish to change covenant, recorded at Bk 870 Pg 145.

Clinton D. Hooser  
Clinton D. Hooser

Twyla R. Hooser  
Twyla R. Hooser



M. Gergie Keith  
Notary Public

My commission expires 09/07/03

STATE OF NEW MEXICO } S.S.  
OTERO COUNTY

FILED FOR RECORD IN MY OFFICE

This 11 day of Feb, 20 00

At 8:35 o'clock 2 M and duly recorded

in Book No. 944 Page 846-847

The records of Otero County, New Mexico

Mary D. Duntson  
County Clerk, Otero County, New Mexico

By Julie A. Black Deputy

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