

575 19

RESTRICTIVE COVENANTS

PARADISE PARK, UNIT 3

WHEREAS, Fred L. Tidwell is the owner of the following described real estate in Alamogordo, New Mexico, to wit:

Lots one (1) through fifty-two, Paradise Park, Unit 3, Subdivision, to the City of Alamogordo, New Mexico, according to the plat thereof filed for the record in the office of the County Clerk, Otero County, New Mexico.

AND WHEREAS said owner above named desire to place certain restrictions in regard to the building 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 owner, hereby declares and agrees with all future purchasers of lots in the above named subdivision that the following restrictions apply to all lots in the third unit of said subdivision consisting of the above described Lots 1 through 52 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 manufactured 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. No building or mobile home shall be erected, placed or permitted to remain on any lot nearer than 15 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.
- d. Any structure, once commenced, shall be completed as to exterior in accordance with the provisions of these restrictions in not more than 6 months from date of commencement.
- e. All clothes lines shall be maintained on the rear one third of the lot.
- f. 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. Car bodies and other junk shall not be stored on the lot.
- g. Mobile homes must be skirted within 90 days after being placed on the lot. All skirting shall be installed to professional standards.
- h. Fences shall be chain link or concrete block construction.

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 this instrument 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 10 year period 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.

