

BOOK 397 PAGE 41

PONDEROSA PINES UNIT IV
(A Division of El Dorado Land Corp)

February 15, 1973

RESTRICTIVE COVENANTS

1. All property is sold subject to a reservation of easements for right of ways necessary for the construction, laying or provision of all usual and ordinary roads and utilities, provided that such easements or right of ways do not jeopardize any permanent buildings standing on this property at the time such easements or right of ways are exercised.
2. All property is sold subject to a reservation of all oil, gas, and mineral rights.
3. Horses and cattle in domestic numbers only. No other livestock, fowl or swine shall be quartered on this land.
4. That complete construction, including exterior painting and closing in of foundation, of a fixed and permanent cabin or home shall be completed within twelve months from date of beginning of construction.
5. That house trailers, tents or other temporary or moveable structures together with outside toilets may be placed on this property only during the period allowed for construction. Upon completion of construction, all such temporary structures shall be removed from this property by the purchaser.
6. That completed cabins or homes shall be a minimum size of 1200 square feet, shall contain at least one and one half bath rooms and shall not be constructed and placed more frequently than one cabin or home per lot, nor closer than ten feet to any lot boundary line.
7. That cabin or home construction must be structurally sound; exterior material must be of durable nature and finished attractively.
8. No trees eight inches or larger in diameter, except those necessary for construction or access, may be cut.
9. No commercial use shall be made of this property.
10. This property may not be subdivided into any parcels of less than one half acre in size.

James C. Manatt
 JAMES C. MANATT
 President
 El Dorado Land Corporation

STATE OF NEW MEXICO,
 COUNTY OF OTERO:

The foregoing instrument was acknowledged before me this 15th day of February, 1973, by James C. Manatt, President of El Dorado Land Corporation, on behalf of said Corporation.

My Commission Expires: 4/21/74

Edward D. Rhyta
 NOTARY

I, _____, Notary Public for the State of New Mexico, do hereby certify that this instrument was filed for record on the _____ day of _____, 1973, at _____ o'clock _____ P.M., and duly recorded in Book _____ Page _____ of the _____ County Clerk's Office, _____ County, New Mexico.

92603 County Clerk