Bk 824 Pg 597

COVENANTS & RESTRICTIONS TO RUN WITH LAND

I, James C. Manatt, Sr., a married man dealing with my sole and separate property, and owner of Lot #3, Unit 4, Ponderosa Pines Subdivision, Otero County, New Mexico, recorded March 5, 1973, Book 16, Pages 31 & 32, Reception #93601, hereby place the following covenants and restrictions on subject Lot #3 and they are to run with the land:

1. No more than the existing single family dwelling will be built on Lot #3 along with the existing detached guest house--shop building.

2. No mobile homes or recreational vehicles will be allowed except on a temporary or guest basis of no more than three (3) months.

3. No large animals such as cows, swine, horses, and the like will be kept on the premises. Dogs and cats in domestic numbers are allowed.

4. No commercial usages of the property will be made.

These covenants and restrictions are placed on subject premises as part consideration in the sale of Lot #2, Unit 4, Ponderosa Pines Subdivision to Timothy D. McGirn on even date herewith.

James C. Manatt
JAMES C. MANATT, SR.
A married man dealing with his sole and separate property.

STATE OF NEW MEXICO)
) ss.
COUNTY OF OTERO)

The foregoing instrument was acknowledged before me this 8th day of January, 1996, by James C. Manatt, Sr.

Wanetta Ferguson
Notary Public

MY COMMISSION EXPIRES
3-16-99

STATE OF NEW MEXICO } S.S.
OTERO COUNTY

FILED FOR RECORD IN MY OFFICE
This 27 day of Feb. 1996
At 2:00 o'clock P M and duly recorded
in Book No. 824 Page 597
the records of Otero County, New Mexico
Mary D. Quintana
County Clerk, Otero County, New Mexico
By Lydia Estrada
2098