

376 771

RESTRICTIVE COVENANTS OF QUARRIS ACRES NO. 3
OTERO COUNTY, NEW MEXICO

The undersigned, owners of Quarris Acres No. 3, according to the plat thereof on file in the Clerk's Office of Otero County, New Mexico, for the purpose of maintaining fair and adequate property values in said acres, and of continuing said acres as a desirable and attractive residential area, for fire safety purposes, for sanitation purposes and to insure each site owner the full benefit and enjoyment of his cabin, with no greater restriction upon the free and undisturbed use of his site than is necessary, and anything tending to detract from the attractiveness and value of the property for residential purposes will not be permitted, and we do hereby place restrictive covenants thereon, which will run with the land as follows:

1. Minimum size of cabin will be 480 square feet with only one cabin per lot.
2. Trailer houses for permanent usage shall be a minimum of 8'x40', although smaller trailers can be used while a cabin is being erected.
3. No structure will be built less than six feet from property line.
4. No trees more than six inches in diameter will be cut without written consent of seller, except as necessary to build the cabin.
5. All chimneys will be screened.
6. All plumbing will comply with the New Mexico State Code.
7. The building area to be kept cleared of leaves, needles, debris and inflammable rubbish.
8. No debris will be burned outside during high or moderate fire danger periods.

The above restrictions shall be and continue in force for a period of fifteen (15) years from the date hereof and continue thereafter until a majority of the lot owners meet and file a written change.

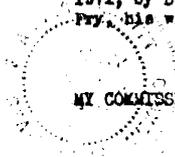
WITNESS my hand and seal this 29th day of March, 1971.

Bennie Qualls
Bennie Qualls
Maze C. Qualls
Maze C. Qualls

Dale G. Fry
Dale G. Fry
Evelyn M. Fry
Evelyn M. Fry

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

The foregoing instrument was acknowledged before me this 29th day of May, 1971, by Bennie Qualls and Maze C. Qualls, his wife and Dale G. Fry and Evelyn M. Fry, his wife.



James D. Smith
NOTARY PUBLIC

MY COMMISSION EXPIRES 6/26/74

STATE OF NEW MEXICO) ss.
OTERO COUNTY)
FILED FOR RECORD IN MY OFFICE
This 2nd day of June 1971
At 11:00 a.m. and duly recorded
In Book No. 376 Page 771 of
the records of Otero County, New Mexico,
Rich Roberts
County Clerk, Otero County, New Mexico
By _____ Deputy



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