

RESTRICTIONS TO THE SUBDIVISION OF
RANCHO LA LUZ

BOOK 397 PAGE 542

(1) No building or structure shall be erected or alterations or additions made thereto unless the same is done in a good workman-manner and such building or structure shall be maintained so that it shall have a neat exterior appearance. All exposed wood surfaces shall be painted with at least two coats of good quality paint or stain. The roof of the main building shall be surfaced with tile, gravel or shingles and other permanent type roofing materials.

(2) No building shall be located on any lot nearer than five (5) feet from a side street, nearer than fifteen (15) feet from the front lot line nor back farther than forty (40) feet therefrom, nor closer than five (5) feet from the side line of said lot, except that no side yard is required for a detached garage or other permitted detached accessory building. For the purpose of this covenant, eaves, steps, and open porches constructed as part of a building shall not be constructed as a part thereof for setback purposes.

(3) No residence, exclusive of garage, porches and other permitted auxiliary buildings shall be erected or placed on the premises which has a square footage of less than eight hundred (800) square feet.

(4) No Military barracks or military structures of any kind shall be moved from another location to any lot shown on the accompanying plat and no dwelling, basement, garage, tent, shack, or other improvised housing units shall at any time be used as a residence temporary or permanent, nor shall any structure of any temporary character be used as a residence.

(5) No mobile home shall be parked on any lot in this subdivision. Excluded are the camper type, which may be parked for storage only, and are not to be used as a dwelling.

(6) No animals, livestock or poultry of any kind shall be raised, reared, or kept on any lot except that dogs, cats or other household pets may be kept thereon, provided that they are personal property of the property owners and they are not kept, bred, reared or maintained for any commercial purposes.

(7) No privy or outdoor toilet of any kind shall be located on any lot covered hereby. All dwellings must have water tight septic tank and seepage pit or disposal field or connect to a sewer line. All plumbing must comply with the New Mexico plumbing code.

(8) No lot shall be used or maintained as a dumping ground for rubbish or cars, trash garbage or other waste shall be kept in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept neat and clean and in a sanitary condition.

(9) No sign of any kind shall be displayed to the public on any lot except that one sign advertising the property for sale or rent, or signs used by builders to advertise the property during construction or sale, may be used.

(10) No business shall be located in the subdivision other than home type or home based business, such as bookkeeping and retail routes. Business such as auto repair, barber shops that could cause a disturbance to the subdivision in forms of noise, traffic, storage of materials in view, storage of equipment, shall not be permitted.

(11) It is understood and agreed that all lots shown on the accompanying plat are bought, whether by the original purchasers or their grantees, with reference to the foregoing restrictions which constitute covenants running with the land and are binding upon all owners and users, whether tenants or otherwise.

By Paul R. Pungent
(President, 4-Plex Inc.)

RANCHO LA LUZ
PAGE 2

RESTRICTIVE COVENANTS APPLICABLE TO THIS SUBDIVISION ARE RECORDED IN BOOK 397 PAGE 542-43 OF THE RECORDS OF OTERO COUNTY.

A STATEMENT OF DEVELOPMENT FOR ROADS AND UTILITIES IS RECORDED IN BOOK 397 PAGE 541 OF THE RECORDS OF OTERO COUNTY.

APPROVED THIS 8th DAY OF July, 1973.

John E. King, EXAMINING SURVEYOR # 1553

APPROVED THIS 12th DAY OF June, 1973

Thomas A. Smith, CHAIRMAN, OTERO COUNTY PLANNING COMMISSION



ENGINEER'S CERTIFICATE

STATE OF NEW MEXICO SS
COUNTY OF OTERO

I, QUINTON E. DANIEL, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR OF THE STATE OF NEW MEXICO DO HEREBY CERTIFY THAT THIS PLAT OF "RANCHO LA LUZ SUBDIVISION" WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECTION, AND THAT THE SAME IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Quinton E. Daniel
NEW MEXICO REGISTRATION NO. 1359

STATE OF NEW MEXICO SS
COUNTY OF OTERO

RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO RECORDER OF OTERO COUNTY, NEW MEXICO, AT 11:10 O'CLOCK,

a.m., THIS 16 DAY OF July, 1973

BY: Frankie Dean, COUNTY CLERK
Ruby Clutter

RECEPTION NUMBER: 95794

BOOK: 397

PAGE: 542-43



Approved this 9th day of July, 1973 by the Otero County Commission.

Attest:
Frankie Dean
Clerk

Don E. Under
Chairman