

RESTRICTIVE COVENANTS

WHEREAS, Herbert H Riffe and Minnie Riffe, his wife; Roy D Hutchens Jr. and Mabel R Hutchens, his wife, are the owners of the following described real estate in Otero County, New Mexico, to-wit; Riffe Re-Subdivision,

East 399 ft of lots 3 and 4 Block 205 City of Alamogordo,
New Mexico.

AND WHEREAS, the said Herbert H Riffe and Minnie Riffe, his wife; Roy D Hutchens Jr. and Mabel R. Hutchens, his wife, desire to place certain restrictions upon and against all the real property embraced within the boundries of the above described property, pertaining to buildings, improvements and matters there upon;

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the above named owners, hereby declare and agree with all future purchasers of any or all of the lots and parcels of real estate embraced within the boundries of the above mentioned property, that the following restrictive covenants do hereby apply and that all conveyances of any lot, parcels of land, or lots therein shall be subject to certain restrictions, as follows;

(a) No parcel of land shall be re-subdivided into, any lot having an area of less than 6,000 (six thousand) square feet or a width of less than 50 (fifty) feet at the minimum building set-back line.

(b) The front set backs and front building lines shall have a minimum of twenty five feet. Side set backs, in the case of corner lots to have a minimum of twenty (20) feet. The rear building line to the alley shall be a minimum of 25 feet.

(c) No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done which may become an annoyance to the neighborhood.

(d) No structure of a temporary character, trailor, basement, tent, shack, barn, garage or other outbuildings of any nature shall be be used on any lot at any time as a residence, either temporarily or permantly.

(e) No single family dwelling shall be permitted on any lot in the tract having a ground floor are of less than 800 square feet, in the case of a single story dwelling, nor less than 800 square feet, ground floor area in the case of a one and one half or two story structure, both exclusive of porches and garages.

(f) No major excavating or quarrying to be permitted on any lot.

(g) The resubdivision to be restricted to residences conforming with F. H. A. and Vetrans Administration requirements as to size and cost at time of building.

(h) These covenants and restrictions are to run with the land and shall be binding on all parties and all persons claiming under them, until January 1, 1983, at which time they shall automatically continue in force for successive periods of ten (10) years each, unless discontinued at the end of the first or any subsequent ten-year period by a vote of fifty-one (51) percent or more, of the then property owners as hereinafter provided. These covenants and restrictions, or any portion thereof, may at such time or times be amended or terminated by a vote of fifty-one (51) percent or more of the then property owners. In case any vote is called, the record owners of the

lots shall be entitled to one vote for each lot or parcel of land.

IN WITNESS WHEREOF, the said Herbert H. Riffe and Minnie Riffe, his wife; Roy D. Hutchens, Jr. and Mabel R. Hutchens, his wife, have hereunto affixed their hands and seals this 30th day of Aug, A. D. 1951.

Herbert H. Riffe
Minnie Riffe
Roy D. Hutchens Jr
Mable R. Hutchens

STATE OF NEW MEXICO)
) SS:
COUNTY OF OTERO)

On this 30th day of Aug. A. D. 1951, before me personally appeared Herbert H. Riffe and Minnie Riffe, his wife; Roy D. Hutchens, Jr. and Mabel R. Hutchens, his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and seal on this the day and year last above written.

Mrs. Tom Charles Notary Public
Otero County, New Mexico

(Notarial Seal Imprint)

My Commission Expires: 2-3-1955

The foregoing instrument was filed for record on the 31 day of August 1951 at 3:45 o'clock P. M.

LUCILLE ALEXANDER, County Clerk.

BY



DEPUTY.