

494-231

RESTRICTIVE COVENANTS OF
SAN ANDRES ESTATES SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

The undersigned, being the owner of all the lots and blocks in the San Andres Estates Subdivision, Otero County, New Mexico, as shown by the plat thereof filed in the office of the County Clerk of Otero County, New Mexico, on February 14, 1979, does hereby declare, for Ronald M. Weninger and Joan E. Weninger, that all lots and blocks in San Andres Estates Subdivision, shall be subject to and encumbered by the following restrictive and protective covenants; and that all conveyances of said property, or any part thereof, shall be subject to said covenants whether or not the same are embodied in the conveyances or other instruments affecting title thereto.

I

It is the intent of this declaration of Restrictions to provide a subdivision of rural homesites with maximum freedom of use consistent with maximum land values.

II

All of the lots in the said subdivision are hereby designated residential or residential farm areas.

III

No swine will be permitted within said subdivision other than for approved FFA or 4-H projects and then only so long as no other provision of this Declaration is violated.

IV

Livestock, other than swine and poultry are permitted within the said subdivision. Owners of livestock or poultry shall keep said animals within the confines of their own property and shall keep the premises clean, sanitary and free from insects associated with livestock or poultry.

V

All sewage facilities shall consist of septic tanks, which shall be constructed in accordance with the rules and regulations of the New Mexico Department of Health, or other State agency having jurisdiction in the premises; and outhouses and cesspools are strictly prohibited.

VI

Garbage will be disposed of in accordance with the regulations of the State of New Mexico Department of Health in designated solid waste disposal areas or by city pick up.

VII

All permanent buildings shall be completed in a workmanship like manner within six months of start of construction. Temporary buildings or tents are allowed only during such six months construction period. Under no circumstances will permanent tents be permitted.

VIII

These covenants are to run with the land and shall be binding upon all persons claiming under them, their heirs, successors, and assigns, for a period of ten (10) years from the date these Restrictive Covenants are recorded, after which time said Restrictive Covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots in the subdivision has been recorded agreeing to change said restrictions in whole or in part or releasing any portion of the property in said subdivision from any one or more, or all, of said Restrictive Covenants.

IX

Invalidation of any one of these covenants shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

Witness our hands and seals this 22nd day of FEB, 1979.

Ronald M. Weninger
Ronald M. Weninger

Joan E. Weninger
Joan E. Weninger

STATE OF NEW MEXICO
COUNTY OF OTERO

The foregoing instrument was acknowledged before me this 22 day of FEB, 1979, by Ronald M. Weninger and Joan E. Weninger

My Commission Expires: July 28, 1981

Robert J. Jeffrey
Notary Public

STATE OF NEW MEXICO }
OTERO COUNTY } SS.

FILED FOR RECORD IN MY OFFICE

This 20 day of Aug, 1979

At 103 o'clock P.M. and duly recorded

in Book No. 174 Page 231-232 of

the records of Otero County, New Mexico
Robert J. Jeffrey
Notary Public

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