



Silverado Protective Covenants

A. **WHEREAS** French Holdings LLC is the Developer of Fifty one (51) lots in Silverado Subdivision, located within Section 32, T16S, R10E in Alamogordo, Otero County, New Mexico, recorded on September 14, 2011.

And Whereas, French Holdings placed restrictions on the land use by recording Protective Covenants on such lots, that document being recorded on August 12, 2012,

And Whereas, French Holdings desires to amend the covenants as follows: to-wit

B. **FULLY RESTRICTED RESIDENTIAL AREA.** These protective covenants shall apply to all of the lots in Silverado Subdivision in their entirety.

C. **LAND USE AND BUILDING TYPES.** No Change

D. **DWELLING, QUALITY AND SIZE.** No Change

E. **ARCHITECTURAL CONTROL.** No building or structure shall be erected, placed or altered on any lot until the construction plans, specifications, and a site plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials and colors (harmony of external design with existing and/or planned structures), as to location with respect to lot lines, topography and finish grade elevations. All buildings or structures constructed or placed on the lot will conform to these controls. All exterior colors shall remain as initially constructed and not be changed for the first 4 years of the existence of the home. The materials and colors allowed are listed below.

I. **Exterior Siding.** The exterior of the dwelling or structures shall consist primarily of stucco, with siding and cultured stone used as accents. No other siding or cladding materials may be used. The color of the siding will be one of the Dunn Edwards colors listed below or reasonable equivalent.

a. DE6130 Wooded Acre

b. DE6125 Wooden Peg

- c. DE6178 Boutique Beige
- d. DE6193 Bamboo Screen
- e. DE6137 Tan Plan
- f. DE6207 Egyptian Sand
- g. DE6369 Legendary Gray
- h. DEC750 Bison Beige
- i. DE6208 Tucson Mosaic
- j. DEC 726 Adobe
- k. DE6172 Bungalow Taupe
- l. DEC 746 Apache Tan
- m. DE6220 Porous Stone

2. **Cultured Stone.** No Change

3. **Facia, windows, window trim, side doors, door trim, overhead garage door, corner boards, columns, and exterior railings.** The windows will be white, almond, or driftwood colored vinyl framed windows. The glass shall be low-e glass with shading that is not bronze or silver reflective. The facia, window trim boards, door trim, overhead garage door, corner boards, columns, and exterior railings shall be painted in one of the Dunn Edwards colors listed below or reasonable equivalent.

- a. DEC770 Drifting
- b. DEC755 Cocoa
- c. DE6216 Barrel Stove
- d. DE6200 Handwoven
- e. DE6194 Natural Bridge
- f. DE6131 Teddy Bear
- g. DEC717 Baked Potato
- h. DE6221 Flintstone

4. **Front Door, Window Shutters.** Decorative shutters are required on some models beside all of the windows on the front of the home. Matching shutters may be installed on the other windows but are not required. The front door and the window shutters shall be one of the Dunn Edwards colors listed below or a reasonable equivalent.

- a. DEAI61 Wild Mustang
- b. DEC788 Dark Lagoon
- c. DEAI35 Deep Ocean
- d. DE6245 Aged Jade
- e. DEAI49 Spiced Berry
- f. DE6063 Black Walnut
- g. DEAI48 Sunken Ship
- h. DEAI75 Black Forest
- i. DE6336 Stargazing
- j. DE6377 Boat Anchor
- k. DE5361 Caribou Herd
- l. DEAI47 Garnet Everything
- m. DEAI56 Cherry Cola

5. **Roof Shingles.** No Change

F. **BUILDING LOCATION.** No Changes

G. **EASEMENTS.**

1. No Changes
2. There shall be an easement on the portion of lots Block B, lot 13 & 14, and Block C, Lots 2 – 11 from the rear (East) fence to the rear (East) property line. This easement shall be for the benefit of these same lot owners only, for the occasional access to their rear yards from Desert Lakes Road.

H. **NUISANCES.** No Changes

- I. **VEHICLE STORAGE.** No Changes

- J. **LOT AREA AND WIDTH.** No Changes

- K. **SIGNS.** No Changes

- L. **EXTERIOR LIGHTING.** No Changes

- M. **LANDSCAPING.** No Changes

- N. **LIVESTOCK AND POULTRY.** No Changes

- O. **GARBAGE AND REFUSE DISPOSAL.** No Changes

- P. **ANTENNAE.** No Changes

- Q. **SOLAR WATER HEATING OR POWER GENERATION EQUIPMENT.** No Changes

- R. **FENCES.** All fencing in the community shall be 6" tongue and groove masonry block, Holloman buff in color. No other fencing materials are allowed.
 - 1. No Changes.
 - 2. No Changes.
 - 3. No Changes.
 - 4. No Changes.
 - 5. No Changes
 - 6. The City of Alamogordo will become the owner of the park on Block C, Lot I. The owner of Block C, Lot I will not participate in the shared maintenance of fencing that is shared with adjacent property owners. These fences will be considered the property of the adjacent lot owners.

S. **MODEL HOME.** No Changes

T. **RESTRICTIVE COVENANTS MADE LEGAL.** No Changes

U. **ARCHITECTURAL CONTROL COMMITTEE.** No Changes

V. **TERM.** No Changes

W. **ENFORCEMENT.** No Changes

X. **SEVERABILITY.** No Changes

IN WITNESS WHEREOF, the said owners have caused this instrument to be executed on this 27 day of June, 2014.

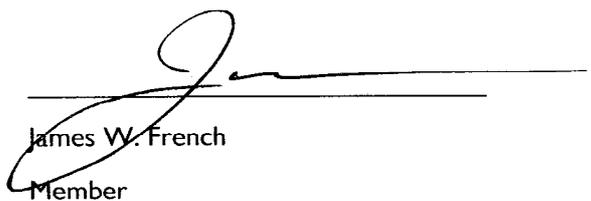
French Holdings LLC.



Tommy L. French

Member

Attest



James W. French
Member

CORPORATE ACKNOWLEDGMENT

State of New Mexico, County of Otero

The foregoing instrument was acknowledged before me this 27th day of June, 2014 by Tommy L. French, and James W. French, Members of French Holdings LLC a New Mexico Company, for and on behalf of said company.

Louann Satathite

Notary Public

My Commission Expires:

10-31-15

