



TWIN FORKS RANCH, INC.

7 miles East of Cloudercraft, N. M. on U. S. 82

P. O. Box 138, Cloudercraft, N. M. 88317

(505) 682-2457

RESTRICTIONS

1. That no horses, cattle or other livestock, fowl or swine be quartered on this land.
2. That complete outside construction of a fixed and permanent cabin or home shall be completed within eighteen (18) months from beginning of construction.
3. That house trailers, tents or other temporary or movable structures, together with outside toilets, may be placed on this land only during the period allowed for construction. Upon completion of said construction all such temporary or moveable structures shall be removed from property by Purchaser.
- 3A. Mobile homes at least 24' long or longer are allowed from Arbuckle Path, West in Twin Forks Ranch Subdivision 3, all of Twin Forks Ranch, Inc. Subdivision 6, and all of Twin Forks Ranch, Inc. Subdivision 7, save and except Blocks 1, 3, 10, 11, and lots 9 & 10 Block 9. Mobile homes at least 10' X 47' are allowed in Twin Forks Ranch Estates Unit 9, save and except lots 91 through 103 block 30 and lots 126 through 140 block 34.
4. That completed cabins or homes shall be a minimum size of (see below) square feet and shall be placed no closer than one structure per lot, nor closer than five (5) feet from any property line.
5. Cabin or home construction must be structurally sound and finished attractively.
6. No commercial use shall be made of this property.
7. Easements or rights of way necessary for the construction, laying or provision of all usual and ordinary roads and utilities are hereby retained by Twin Forks Ranch, Inc., provided that such easements or rights of way do not jeopardize any permanent buildings standing on this property at the time such easements or rights of way are exercised.

-
4. A minimum of 480 square feet cabin is required in Twin Forks Subdivisions 1, 2, 3, and 7 (except blocks 3, 10, & 11 a minimum of 720 square feet of flat floor space is required.) A minimum of 720 square feet of flat floor space is required in Twin Forks Estates. A minimum of 720 square feet of heated area is required in James Canyon Estates. A minimum of 640 square feet of heated area is required in Twin Forks Unit 9.

Mountain Lots • Mountain Acreage • Shell Cabins Built • General Real Estate

Name of Unit

Minimum Cabin Size:

Twin Forks Ranch Estates	720 square feet
Twin Forks Ranch, Inc., Subdivision No. 1	480 square feet
Twin Forks Ranch, Inc., Subdivision No. 3	480 square feet
Twin Forks Ranch Estates Unit No. 7.	720 square feet
(Block 3 and 11 only)	640 square feet
Twin Forks Ranch Estates Unit No. 9	(Mobil homes at least 10 feet x 47 feet in size permitted) 720 square feet