

1. No building or structure shall be erected or alterations or additions made thereto unless the same is done in a good workmanship 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 three (3) feet from a wide street, nearer than ten (10) feet from the front lot line nor back farther than fifty (50) feet there from, nor closer than three (3) 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 construed 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 New Mexico plumbing code.
8. 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.
9. 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.
10. No business shall be located in the subdivision other than home type or home based business, such as booking 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.

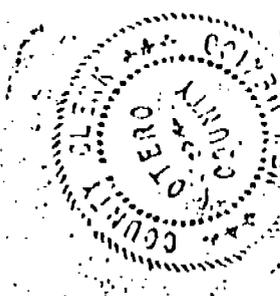
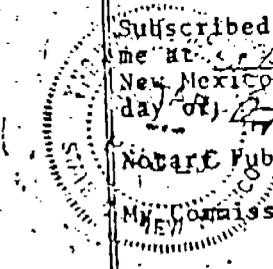
Subscribed and sworn to before

me at William Garcia
New Mexico, on this 26th
day of April 1975

Notary Public Thomas W. Lewis

My Commission Expires 8-3-77

By Roger R. Simmons
President, 4-Flex Inc.



STATE OF NEW MEXICO }
OTERO COUNTY }
FILED FOR RECORD }
This 29 day of April 1975
at 11:15 P.M.
Book 418 Page 65
County Clerk, Otero County, New Mexico.
Frankie Alan
County Clerk, Otero County, New Mexico
By Wanda Ashby Deputy

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