Restrictive Covenants
THE WOODLANDS — Phase 3
Otero County, New Mexico

The undersigned, James R. Maynard, as agent for 90-Acre Woods, being the owner of The Woodlands Subdivion, Village of Cloudcroft, Otero County, New Mexico, according to the plat filed on August 12, 2002, in Book number 58, pages 45-46 plat records of said county, does hereby make the following declarations and covenants as to the limitations, restrictions, and uses of lots.

1. All Village of Cloudcroft ordinances shall pertain to all lots.

2. In addition to all Village of Cloudcroft ordinances, the following restrictive covenants shall apply:
   a. No mobile homes shall be allowed on any lot.
   b. All buildings shall be site built, not factory built.
   c. All dwellings shall have an attached garage.
   d. All buildings shall have 1,200 square feet minimum heated living area on at least one level.
   e. All exterior walls must extend to grade.
   f. All exposed standard concrete block shall have a stucco finish.
   g. All lot owners must allow the existing natural drainage pattern to continue without impounding or concentration above acceptable limits.

Terms: This document and its provisions shall be in full force and effect upon all of the described property from the date of recording hereof, unless amended or replaced by an affirmative vote of 75 percent of the then lot owners, with one vote per lot.

---

n witness Whereof, the owners and proprietors of the above-described subdivision have set their hands and seals on this 19th day of August, 2002.

James R Maynard
James R. Maynard

STATE OF NEW MEXICO) ss
COUNTY OF OTERO)

The foregoing instrument was acknowledged before me this 19 day of August 2002

My commission expires: 4-26-05

Notary Public: Jim Goodwin

STATE OF NEW MEXICO, County of Otero, ss. Filed for record in my office this 20th day of August, 2002, 4:30 O'clock PM and duly recorded in Book 1034 Page 441 of the Records of said county. Mary O. Quintana Quintana
County Clerk Deputy

02-08717