Restrictive Covenants
THE WOODLANDS PHASE 1-B
Otero County, New Mexico

The undersigned, James R. Maynard and Susan R. Maynard, being the owners of The Woodlands Subdivision, Village of Cloudcroft, Otero County, New Mexico, according to the plat filed on March 9, 2001 in Book number 56, page 27, 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.

In witness Whereof, the owners and proprietors of the above-described subdivision have set their hands and seals on this 19 day of September, 200[illegible].

James R Maynard
James R. Maynard

Susan R. Maynard
Susan R. Maynard

STATE OF NEW MEXICO)ss
COUNTY OF OTERO)

The foregoing instrument was acknowledged before me this 19 day of September, 200[illegible].

My commission expires: 4-26-05

Notary Public: [signature]

STATE OF NEW MEXICO, County of Otero, ss, Filed for record in my office this 25 day of Sept. 2001, at 3:00 o'clock P M, and duly recorded in Book 996 Page 877 of the Records of said county. Mary D. Quintana County Clerk By Lynn Estrada Deputy

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