

PROTECTIVE COVENANTS IMPOSED UPON TRACT A
IN BLOCK 7, OF UNIT 5, RANCHOS DE PLACITAS,
A SUBDIVISION IN SANDOVAL COUNTY, NEW MEXICO

49259

KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned being the present owners of Tract A, Block 7, Unit 5, of RANCHOS DE PLACITAS, a subdivision in Sandoval County, New Mexico, as shown on the plat of said subdivision, recorded in the office of the County Clerk of Sandoval County, New Mexico, on the 8th day of April, 1965, does hereby declare the creation and existence of restrictive covenants upon the said Tract A, Lots A-1, A-2, A-3 and A-4, in Block 7, as follows, to-wit:

1. These covenants shall run with the land and shall be binding upon all parties and all persons claiming under them until June 2, 1985, at which time said covenants shall be automatically extended for successive periods of one year unless vote of a three-fourths (3/4) majority of the then record owners of lots shall agree to change said covenants in whole or in part.

2. If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning lots in Tract A, Block 7, Unit 5 in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and either prevent him or them from so doing or to recover damages or other dues for such violation.

3. Invalidation of any of these covenants by judgment or court order shall in no way effect any of the other provisions, which shall remain in full force and effect.

4. All lots shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any residential lot other than one (1) detached single family dwelling and a related out-building, except that this provision shall not prevent the combination or two (2) adjoining lots for one such building. No multiple family dwellings shall be permitted on any lot or combination of lots.

5. No building shall be located on any residential lot nearer than fifty feet (50') to the center line of the road, running along the front lot line, nor nearer than fifty (50') feet from the center line of any side street. No building, except a detached garage or other out-building located fifty (50') feet from the center line of the road at the front lot line shall be located nearer than twenty-five (25') feet to any side lot line. Further, no building shall be located on any residential lot nearer than fifty (50') feet to any building, conforming to these covenants, situated on any adjacent lot except with the written consent of the record owner of the adjacent lot.

6. No livestock except household pets, and horses, shall be kept on the premises, and under no conditions shall any chickens, or other poultry be kept on said premises. In no case will a nuisance of any type be maintained. The number of horses shall be limited to two per household.

7. No business, trade or offensive activity or any kind shall be carried out upon any residential lot nor anything done on any lot which may be or become an annoyance or nuisance to the neighborhood.

8. No trailer, basement, tent, shack, garage, or other out-building erected on any lot shall, at any time, be used as a residence, temporarily or permanently.

9. The ground floor area of the main structure, on any residential lot, exclusive of porches and garages, shall be no less than 1,500 square feet. The maximum building height shall be 17 feet exclusive of chimneys, measured from the natural ground at the highest point adjacent to the building, except that higher structures will be permitted with the written consent of the record owners of all lots in Tract A, Block 7, Unit 5.

10. All Buildings are to be finished as to exterior within nine (9) months from the start of construction.

11. Outdoor privies are forbidden and each residence shall be provided with a method of sewage disposal meeting all requirements contained in Chapter XI of the Federal Housing Administration Minimum Property Standards in effect at the time of construction, or meeting the recommended standards of the Bernalillo County Health Department (for Bernalillo and Sandoval Counties). Garbage and waste shall be kept in a covered metal container and shall be stored and disposed of in a manner approved by the Bernalillo County Health Department.

12. Natural vegetation shall be left undisturbed, except for access to property, clearing of building sites, or establishment of lawns and flowers within the immediate vicinity of the dwelling.

13. All buildings on all residential lots shall be of good architectural design. Plans for building must be submitted for approval of three-fourths (3/4) majority of the owners of lots in Tract A, Block 7, Unit 5, RANCHOS DE PLACITAS prior to commencing construction.

14. Access roads, to be provided by developers of this subdivision will be as follows:

- a. The main entry road, to be known as Juniper Road will be a minimum of 20 feet of crowned driving surface with a 7 foot drainage ditch on each side, except for arroyo crossings. Substantial all weather crossings of adequate dimensions will be provided for all arroyos crossed by subdivision access roads.
- b. All other access road will be of minimum dimensions described.

15. Easements are reserved for utilities installation and maintenance as indicated on the above described Plat.

16. Garages and out-buildings shall conform in construction and design to the construction and design of the main building. Such garages and out-buildings shall be a part of the plans which must be approved by the Lot Owners as set forth in Paragraph 13.

17. Any building erected on any lot of this subdivision shall present a good appearance on all streets.

18. DELETED

19. Butane tanks and water-storage tanks must conform to state regulations and will be located so as not to distract from the appearance of any lot.

20. Premises shall be maintained so as to present a neat and attractive appearance to neighbors and passers-by.

21. Dogs shall not be permitted off the property of their owners unless properly restrained.

We, the owners of record of the lots in Tract A, Block 7, Unit 5, Ranchos De Placitas agree to the above covenants.

<u>LOT</u>	<u>NAME</u>	<u>SIGNATURE</u>	<u>DATE</u>
LOT A-1	<u>BILLY J. MITCHELL</u>	<u>Billy J. Mitchell</u>	<u>5/26/84</u>
	<u>FRANCES R. MITCHELL</u>	<u>Frances R. Mitchell</u>	<u>5/26/84</u>
LOT A-2	<u>GERALD MALLOY</u>	<u>Gerald Malloy</u>	<u>5/28/84</u>
	<u>SONDRA R. MALLOY</u>	<u>Sondra R. Malloy</u>	<u>5/29/84</u>
LOT A-3	<u>GORDON PARKER III</u>	<u>Gordon Parker III</u>	<u>5/28/84</u>
	<u>WINIFRED PARKER</u>	<u>Winifred Parker</u>	<u>5/28/84</u>
LOT A-4	<u>FRANK E. LARRABEE</u>	<u>Frank E. Larrabee</u> by <u>Richard W. Sanchez</u> his Atty. in fact 5-28-84	
	<u>ELIZABETH E. LARRABEE</u>	<u>Elizabeth E. Larrabee</u> by <u>Richard W. Sanchez</u> her Atty. in fact 5-28-84	

STATE OF NEW MEXICO }
COUNTY OF SANDOVAL } SS

This instrument was filed for record on

MAY 29 1984

At 4:51 A.M. P.M.
Recorded in Vol. Misc 1105
of records of said county, folio 486-488
SALLY PADILLA, Clerk & Recorder
By: [Signature], Deputy