

RESTRICTIVE COVENANTS
LAGUNA VISTA SUBDIVISION NO. 1

The following restrictive covenants are hereby imposed upon and shall be applicable to lots numbered from 1 to 100 in the Laguna Vista Subdivision, Unit No. 1, as shown on that certain plat prepared by J. C. Lujan, Registered Professional Engineer and Land Surveyor, from surveys made in September, 1971, to-wit:

1. No structure shall be erected, altered, placed or permitted to remain on any residential plot other than one detached single-family dwelling and related outbuilding.

No building shall be erected, placed or altered on any building plot in this subdivision until the building plans, specifications and plot plan showing the location of such building have been approved in writing as to conformity and harmony of exterior design of existing structures in the subdivision, and as to location of the building with respect to topography and finished ground elevations by the Architectural Control Committee.

3. All buildings shall be constructed of such materials so as to preserve an external appearance which is consistent with, and blends with the natural rustic setting of the property; i.e., log cabin or equivalent external construction, and all fences shall likewise conform to the setting.

4. No walls or hedges of a height more than two and one-half feet (2 1/2') of materials which do not blend with the natural setting of the property shall be placed on any lot in this subdivision. Approval of such walls or hedges shall be obtained from the Architectural Control Committee.

5. At all times the natural site amenities shall be preserved to the fullest extent possible and shall be removed, when necessary for construction, or other justifiable causes, in such a manner as to detract from the natural setting as little as possible.

6. The ground floor area of the main structure, exclusive of porches and garages, shall not be less than 600 square feet.

An easement is reserved over the rear of each lot of the subdivision for utility and/or drainage installations and maintenance of same, as more specifically shown on the Plat thereof.

3. Garages and outbuildings shall conform in construction and design to the constructions and design of the main building.

9. No building exterior shall remain unfinished for longer than twenty-four (24) months following date of commencing construction.

10. Any building erected on any of the corner lots of this subdivision shall present a good appearance on both streets.

11. It shall be the responsibility of the owner of vacant lots to keep said lots clear of trash, rubbish or noxious materials.

12. No offensive activity, business, trade or otherwise shall be carried on upon any residential lot, nor shall anything be done thereon which may become an annoyance or nuisance.

13. All streets within the subdivision proper shall be thirty (30) feet in width and all pine trees of eight (8) inches in diameter and over, within these limits, shall be preserved whenever possible without unduly interfering with the ingress and egress of traffic therein. An easement is reserved all tracts for necessary streets.

14. Adequate indoor sanitary facilities shall be provided for each lot and all septic tank or cesspool locations shall be approved by the Architectural Control Committee. The construction of said sanitary facilities shall conform in all respects to the New Mexico State Department of Health requirements. During the period of construction of the main building, temporary sanitary facilities may be constructed, providing, however, that approval for such facilities shall be obtained from the Control Committee.

Restrictive Covenants imposed on Lots Nos. 1 to 100, Laguna Vista Subdivision Unit No. 1

15. No structure or cabin shall be built on the property with less than 600 square feet of heated living space, and no less than \$4,000 construction cost. No existing building shall be moved into the area. No mobile home shall be allowed as residence in the area for more than six weeks at a time, unless it is completely boxed in and has at least a 200 square foot slab of concrete poured beside it, patio or porch to be approved by the Architectural Control Committee.

16. Grantee, his successors and permittees shall not hunt animals or birds on said tract.

17. No commercial livestock operations shall be conducted on the aforesaid land by Grantee, his successors or permittees, provided, however, this restriction shall not prevent the keeping of pets or saddle or pack animals. Horses are not allowed on a tract of land less than five (5) acres in size, and they must be fenced in.

18. No lot in this unit shall be resubdivided into less than two and one-half (2 1/2) acre lots.

19. The Architectural Control Committee shall be composed of Joe Becker, Espanola, New Mexico, Floyd Hughes, Los Alamos, New Mexico, and Frank Andrews, Santa Fe, New Mexico, who shall serve in such capacity until December 31, 1974. Their successors shall be selected by a majority vote of the landowners in the subdivision by letter ballot before the expiration of their terms of office. In the event of a vacancy, the unexpired term of the person vacating the office shall be filled by an appointee to be named by the two remaining committee members for the remainder of the vacating committeeman's unexpired term.

The above restrictions shall run with the land and be binding upon the Grantee, his successors and assigns for a period of 25 years from the date hereof at which time they may be extended for an additional period of 25 years by a majority vote of the then landowners. Said restrictions shall be enforceable in any court of law or equity by the Grantor and any owner of land formerly owned by Grantor.

REX SHROYER and EDNA SHROYER
DBA LAGUNA VISTA ESTATES

RECORDED IN THE COUNTY
CLERK'S OFFICE
AT 1:00 O'CLOCK P.M.

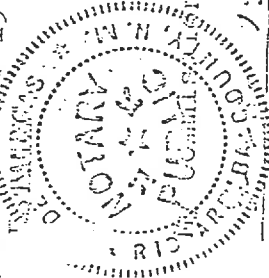
Book 216 Page 309 -
310

CERDIA V. SANCHEZ

STATE OF NEW MEXICO

COUNTY OF BERNALILLO ; ss.

The foregoing instrument was acknowledged before me this 15th day of March 1971, by REX SHROYER and EDNA SHROYER d/b/a LAGUNA VISTA



Notary Public