

Bill Filiowich
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Dear Realtor,

I am contacting you on behalf of the Laguna Vista Homeowners Association (LVLOA).

I am the new Membership Coordinator for LVLOA and have replaced Kit Weaver. If you sell a property in Laguna Vista please direct your client to me. I am the person who can issue them a gate key and an electronic remote. In addition I will enter them into our data base so they will start to receive Newsletters, Shroyer Center activity information, Fire Department notifications and other communications.

Please advise your clients that there is a \$250.00 per year annual dues. The dues pays for the operation expenses of LVLOA along with maintenance and repair of the road, bridge, gate etc and snow removal on Shroyer road. If they purchase their property partway during the year LVLOA pro-rates the fee calculated on the remaining portion of the year. The dues pays for maintenance, grading, snow removal etc and provides year round access.

In addition to the road dues there is a optional one time membership charge of \$240.00 to join the E-Gate for push button access to the gate without leaving their vehicle. The one time fee includes one remote gate opener and a second one is available for a one time fee of \$40.00. After the initial investment there is a \$25.00 per year cost to offset the cost of the gate repair, maintenance and operation expense.

If you have any questions please feel free to contact me or have your client contact me. I look forward to welcoming your client as a new neighbor and I am happy to tell them about all the advantages there are to living in Laguna Vista Estates.

Best regards,



Bill Filiowich

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 terraces, 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 side streets shall be twenty (20) feet in width.

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.

35977

REX SHROYER and EDNA SHROYER
DBA LAGUNA VISTA ESTATES

Rex Shroyer
Edna Shroyer

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

Book No. 10 Page 309 -
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CELINA V. SANCHEZ
County Clerk, Santa Fe County, N.M.

STATE OF NEW MEXICO
COUNTY OF Santa Fe ; ss.

The foregoing instrument was