

SUMMARY OF DEED RESTRICTIONS APPLICABLE TO THE FENDEROSA SUBDIVISION

Protective covenants imposed upon Unit 1, Lots 1 to 46 inclusive, of the Fenderosa Subdivision, filed in the Office of the County Clerk of Rio Arriba, New Mexico on April 7, 1969 Plat Book Page 400 have been recorded in the Office of the County of Rio Arriba, New Mexico on the day of April, 1969.

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 out-building.
2. No building shall be erected, altered or placed on any building plot in these subdivisions 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 subdivisions, 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 external appearance which is consistent with, and blends with, the natural rustic setting of the properties; i.e., log cabin or equivalent external construction.
4. No walls or hedges of a height more than two and one-half (2-1/2) feet of materials which do not blend with the natural setting of the properties shall be placed on any lot in these subdivisions. 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 possible extent 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 be not less than 600 square feet.
7. 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.
8. Garages and outbuildings shall conform in construction and design to the construction and design of the main building.
9. The exterior of no building shall remain unfinished for longer than twenty-four (24) months following the date of commencing construction.
10. Any building erected on any of the corner lots of these subdivisions 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 brush, 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 subdivisions proper shall be thirty (30) feet in width and a paving area of eight (8) inches in diameter and over, within these streets shall be preserved wherever possible without unduly interfering with the traffic and egress of traffic therein. An easement is reserved on all tracts for utility streets.
14. Sanitary facilities shall be adequately provided for each lot and all operations 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 the maintenance of such facilities shall be obtained from the Architectural Control Committee.
15. The structure or cabin shall be built on the property with less than 50% of the living space, and no less than \$6,000.00 construction cost. The structure shall be moved into the area. No mobile home shall be allowed as a residence in the area for more than 6 weeks at a time, unless it is completely enclosed in a concrete slab of concrete poured base of at least 200 square feet.

Book 102, pg 478-79

Page Two (Summary of Dead Restrictions Applicable to Foreclosed Subdivision)
Continued:

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 one (1) acre in size, and they must be fenced in.

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 thereof. Said restrictions shall be enforceable in any court of law or equity by the Grantor or any owner of land formerly owned by Grantor.

Talavera Corporation

By: [Signature]

15041

FILED IN THE COUNTY
CLERK'S OFFICE
AT 11:30 O'CLOCK A.M.
Book 102 Page
APR 28 1969

JOSE L. ...
County Clerk, Rio Arriba County, N.M.
By