

# RESTRICTIVE COVENANTS UNIT 1

## SIERRA LOS PINOS A SUBDIVISION IN SANDOVAL COUNTY, NEW MEXICO

WHEREAS it is the desire and intent of the undersigned to create and establish certain restrictive covenants to help maintain the authenticity and retain the natural beauty of the area AND for the quiet enjoyment and protection for all the land owners, therefore:

KNOW ALL MEN BY THESE PRESENT, that the undersigned owners and proprietors of all the property, described as Unit 1, SIERRA LOS PINOS, a Subdivision, filed in the office of the County Clerk of Sandoval County, New Mexico, on the 1<sup>st</sup> day of September 1972, do hereby declare the creation and existence of restrictive covenants in the said subdivision which restrictions are as follows:

1. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them until July 1, 1992, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or part.
2. ARCHITECTURAL CONTROL: No buildings or structures shall be erected, placed or altered on any lot until plans showing the location of structure on the lot, the topographic and finish grade elevations, the harmony of materials, and exterior design with existing structures, have been approved by the Architectural Control Committee. The use of the term "building" in this paragraph shall specifically include other substantial improvements including, but not limited to, fences, walls, retaining walls, and driveway copings exceeding six inches in height whether temporary or permanent in nature and all residences and out houses and garages which may be built as hereinafter provided.
3. THE ARCHITECTURAL CONTROL COMMITTEE: Shall compose three members which shall include (1) Robert J. Bootzin, (2) David L. Lewis, (3) Douglas L. Lewis, until such time as a duly legal authorized association of the lot owners has been organized; at such time such organization shall elect their own.
4. ONLY single-family residences shall be permitted with no more than One (1) residence per lot. The ground floor area of the main structure on any lot exclusive of porches and garages shall not be less than 600 square feet. All buildings are to be finished as to the exterior within two (2) years from start of construction. Mobile Homes shall be permitted provided same comply with the minimum square footage and to be screened from view and or integrated into a residence as described herein.
5. NO structure shall be located on any lot nearer than 20 feet to any front Right-of-Way line, 10 feet to any side line, 25 feet to any rear lot line.
6. ALL water facilities and/or sewage disposal facilities must be of a type approved by the New Mexico Health Service Department. All solid waste must be disposed of by individual property owners. Building material, etc., shall be left neatly stacked when not in use. All electrical, plumbing, and building work shall conform to the applicable codes of Sandoval County and State of New Mexico.

7. ALL dwellings shall be of sound construction and good architectural design. No shacks, temporary-type structures, or any structure that would be deemed detrimental to the character of the neighborhood shall be permitted.
8. The promises shall be used for residential purposes only and no obnoxious or offensive trade or activity shall be constructed thereon nor shall anything be done thereon which may be, or may become, an annoyance or nuisance on the area thereof.
9. It is mutually agreed that the Owners of the Lands hereby reserve right-of-way easements across property to install water lines and power lines. Which same shall be done in a manner as not to detract from the esthetic value of the property.
10. Grazing of lands shall be done according to the recommendations of U.S. Conservation Service and restricted to purchaser and/or owners of platted lot area. Not over 1 animal to 10,000 square feet of said lot area.
11. No trees, shrubs or other natural foliage shall be removed from any of the lots except that which is necessary for the construction of improvements located thereon except where the trees are excessively thick and then same should be thinned as per the recommendations of the U.S. Forest Service to 400 stems per acre.
12. If the parties hereto, or any of them of 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 any real property situated in said development or subdivision to prosecute any proceedings at law or in equity against the persons violating or attempting to violate any such covenant and either prevent him or them from so doing or to recover damages or other dues for such violation.
13. Invalidation of any one of these Covenants by judgment or Court Order shall in no way affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned, the owners, and proprietors of all lots and tracts in SIERRA LOS PINOS SUBDIVISION have hereunto set their hands and seals this 29<sup>th</sup> day of August, 1972.

VALLECITOS DE LOS INDIOS, INCORPORATED

/S/Robert J. Bootzin \_\_\_\_\_  
 Robert J. Bootzin President

/s/ Orville C. McCallister \_\_\_\_\_  
 Orville C. McCallister Secy Attest

