

0-24/215

SUMMARY OF DEED RESTRICTIONS  
APPLICABLE TO SIERRA BONITA ESTATES

UNIT # 1

1. All lots as shown on the plat recorded coincident therewith shall be known and described as residential lots with the exception of lots required for water utilities structures, lodge facilities, and other service facilities as determined by the owners and proprietors of said Sierra Bonita Estates.
2. 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.
3. No building shall be erected, placed or altered 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.
4. No building shall be located on any residential plot nearer than thirty-five (35) feet to the front lot line, nor nearer than twenty-five (25) feet to any side street line, nor nearer than twenty (20) feet to any side lot line, excepting that variances for odd shaped and/or sized lots shall be submitted to the Architectural Control Committee for approval prior to commencing construction.
5. 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 properties; i.e. log cabin or equivalent external construction. The roofs of all buildings shall be constructed with fire resistant materials.
6. All walls, hedges, or fences shall be constructed of materials which blends with the natural setting of the properties, and shall be approved, in writing, by the Architectural Control Committee.
7. At all times 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 not detract from the natural setting.
8. The ground floor area of the main structure, exclusive of porches and garages, shall be not less than 400 square feet.
9. An easement is reserved over each lot of the subdivision for utility and/or drainage installations and maintenance of same, as more specifically shown on the plat thereof.
10. Garages and outbuildings shall conform in construction and design to the construction and design of the main building.
11. The exterior of no buildings shall remain unfinished for longer than twenty-four (24) months, following the date of commencing construction.
12. Any buildings erected on any of the corner lots of these subdivisions shall present a good appearance on both streets.

13. It shall be the responsibility of the owner of lots, vacant or occupied, to keep said lots clear of trash, rubbish, and combustible materials.

14. 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.

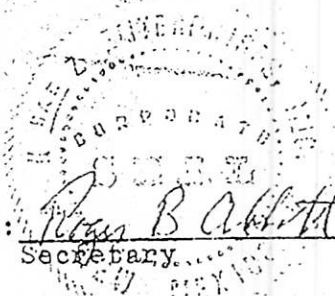
15. All streets within the subdivisions proper shall be forty (40) feet in width.

16. Sanitary facilities shall be adequately 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 dwelling, temporary sanitary facilities may be constructed, providing however, that approval for such facilities shall be obtained from the Control Committee.

17. No lot or tract shall be subdivided into less than 1/2 acre in area including road of way and must be approved by the Architectural Control Committee.

18. All mineral and water rights now existing on properties of the subdivision shall remain the property of K - Z Enterprises, Inc. The normal flow of springs and streams, existing or those that might appear, shall not be impeded by individual property owners and shall remain to benefit all property owners of Sierra Bonita Estates.

Adopted this 20 day of June, 1968.



Ray S. Knapp  
President

Attest: Ray B. Abbott  
Secretary

The foregoing instrument was duly acknowledged before me by Ray S. Knapp, President of K BAR Z ENTERPRISES, INC. on the 20 day of June, 1968.

James Perry  
Notary Public

my commission expires April 13 1972



STATE OF NEW MEXICO } COUNTY OF MORA  I hereby certify that this instrument was filed for record on the <u>18</u> day of Jul A. D. 19 <u>68</u> at <u>3:00</u> o'clock <u>P.</u> M. and was duly recorded in Book <u>024</u> of the records of <u>Mi-S</u> page <u>215</u>  Witness my hand and Seal of Office <u>Richard J. Macer</u> County Clerk, Mora Co., N. M.  Deputy.
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