

MID-VALLEY AIR PARK COMMERCIAL RESTRICTIONS

Deed Restrictions covering commercial property and combination residential and commercial property as designated. Combination commercial and residential lots will comply with residential restrictions with the exceptions of building codes, runway use fees and percentage of gross profits.

BUILDING SIDES:

Commercial building will be approved by Mid-Valley with the best interest of Mid-Valley Air Park and it's residents in mind.

Said lot in Mid-Valley Air Park Development is conveyed subject to the following restrictions, which are hereby imposed for the exclusive benefit of Mid-Valley Air Park Development, (beneficiary on behalf of which Grantor is acting hereunder) and any successor to it's enforcement rights hereunder, as may hereafter be set forth in it's grant of record of such rights.

1. No structure of any kind (fences, trees and standing wall included) shall be commenced, placed or erected unless and until the design, location and elevation of such building or other structures, and the kind of material and finish of exterior walls and roof have been approved by Mid-Valley Air Park.

2. The premises shall be for designated business activities specified to be permitted or conducted upon said lot. No livestock nor poultry of any kind shall be kept on said lot.

3. All buildings must be painted , either metal or what ever.

Runway use fee will be \$5.00 per month, for at least a (5) five year period for the private hanger will not have room to have their own toilet. Hanger owners will be fully responsible for own utilities.

Title insurance furnished on each lot.

STATE OF NEW MEXICO
COUNTY OF VALENCIA
FILED FOR RECORD
BK 271 PG 6359 # of 3

SEP 6 1985 at 3:40p M

JOAN M. ARTIACA, County Clerk

BOOK# 271 PAGE# 6359

'Rec.#' Amt. \$ 5.00
Dd by _____

4. No portion of the building or other structure shall be placed or constructed within fifteen (15) feet of the street or taxi-way next to street.
5. No temporary building, shack, tent, trailer or unsightly structure shall ever be erected or maintained; provided that nothing herein contained shall prevent the erection of a temporary shop or office structure by a contractor or builder during the actual bonafied construction of a permitted structure upon the premises.
6. No billboard, sign board, of any kind shall be erected, placed or permitted without approval of the Commercial Planning Committee.
7. The lot shall be re-subdivided smaller than shown or delineated on the original plat of Mid-Valley Air Park, but nothing herein contained shall be so constructed as to prevent the use of one lot and a fraction of an adjoining lot as one unit or building site after which time said whole lot and adjacent part of the lot shall, for the purpose of these restrictions, be considered as one lot.
8. No structure of more than twenty (20) feet in height shall be erected without the specific approval of the Corporation. No fence or wall, other than the wall of the building, shall be more than six (6) feet six (6) inches in height, nor shall any woven wire or steel mesh fence of any height be erected without specific prior approval of Mid-Valley.
9. All public utility lines, and wires, desired by the owner shall be brought underground and not overhead to their place of usage from the place provided by utility company, except by permission of Mid-Valley.
10. The lot shall be maintained free of rubbish, trash or garbage, and the same shall be removed from the premises and not allowed to accumulate thereon, and garbage cans, storage of equipment or woodpiles shall be kept screened by an adequate planting or fencing so as to conceal the same from adjacent parcels, streets, paths and neighboring areas. No lot shall be used or allowed to become in such a condition as to depreciate the value of adjacent property.

The property owner will abide by regulations governing the use of Autoplace Drive, the use and operation of the controlled private access road or roads, and matters peculiar to the proximity of the Mid-Valley Air Park to the Airport. The regulations shall be initially established and updated from time to time by Mid-Valley Air Park.

Any person hereafter claiming under this deed may rely upon any instrument in writing signed by the Mid-Valley Air Park, or by agent to whom authority therefor may have been delegated by the Corporation by instrument duly recorded, purporting to approve any plan or completed construction or waiving or revoking these restrictions in whole or in particular respects. Any construction completed for more than twelve (12) months shall be deemed approved unless suit for enforcement has been thereto commenced and notice thereof theretofore recorded appropriately to affect the record title to said parcel. No owner shall be responsible except for violations occurring on his land while owner.

No general restrictive scheme is intended hereunder and no enforcement rights shall arise with respect hereto except in the Corporation. The Corporation's interpretation of any of the provisions hereof shall be binding on all persons concerned.

The individual's hangar will not be a commercial mechanics' shop. An owner can work on his own airplane or bring in a mechanic as long as the work is done in his hangar. An owner may fuel his plane in his hangar, however no gasoline sales shall be made out of the hangar.

MID-VALLEY AIR PARK

BY

Jack Wood
Jack Wood

BY

Elaine Wood
Elaine Wood

is 6 day of Sept 1985

signed J.E. Scovel

commission expires July 22, 1986

BOOK# 271

PAGE# 6361