

RESTRICTIVE COVENANTS
LA SOMBRA, VALENCIA COUNTY, NEW MEXICO

1. The covenants will run with the land until January 1, 2025, at which time the equitable owners of three-quarters of the subject property may amend or modify the same.

2. All tracts will be restricted to residential use and every residential structure must have a minimum of 1800 square feet.

3. All building plans will be approved by an Architectural Control Committee comprised of three members, initially Messrs. Donald Wood, Victor Cline and Billy Jones. Thereafter, upon transfer of title to fifty percent of the tracts, a majority of the owners may select successor members of the Architectural Control Committee. Said Committee may charge a sum not to exceed \$100.00 for examination and approval of all plans or specifications of all structures.

4. Each tract will be subject to a reasonable annual assessment sufficient to maintain the road easements as shown on the plat together with a portion of the access road, "Luscombe Drive". Such assessment shall be levied by the Property Owner's Association to which each lot owner must belong.

5. No traffic on auto plane drives shall exceed fifteen (15) miles per hour and no aircraft shall taxi with engine speed greater than One Thousand (1,000) rpm's.

6. There shall be no parking on auto plane drive streets or taxiways at any time or in any manner that will obstruct aircraft from taxiing.

7. Aircraft shall have the right of way over other vehicular traffic.

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STATE OF NEW MEXICO
COUNTY OF VALENCIA

This instrument was filed for record on

JUN 21 1979

at 1:29 o'clock p.m. Record in Vol. 253
of records of said County Folio 7716-7719
LYDIA CHAVEZ, County Clerk
[Signature], Deputy Clerk
Fee *[Signature]* Rec. # *[Signature]*

8. No aircraft shall use auto plane drives between the hours of sunset and sunrise without adequate landing lights which are operational.

9. No aircraft shall use auto plane drives without adequate brakes.

10. No domestic livestock other than a maximum of two horses and household pets can be kept on any tract. Adequate fencing shall be provided by each tract owner to prevent animals from roaming on the remainder of the subdivision.

11. No tract may be subdivided into smaller dimensions than as shown on the plat.

12. No structure of more than twenty (20) feet in height shall be erected without the prior written approval of the Committee. No fence or wall shall be more than six (6) feet six (6) inches in height without the prior written approval of the Committee. No woven wire or steel mesh fence of any height may be erected without the prior written approval of the Committee.

13. These restrictions shall not prevent the construction on any lot of one guest house and one plane shelter, either attached to or separated from the main residence already constructed thereon, provided said structures shall not be used for paying guests and provided the Committee has given its prior approval of the construction.

14. No portion of any residence or other structure shall be placed or constructed within fifteen (15) feet of the side line of a lot except that in construing this restriction, two or more lots owned and built upon by a single owner as one unit shall be construed as one lot.

No building of any kind shall be placed, erected or permitted to exist within twenty-five (25) feet of the front, or within fifteen (15) feet of the back.

15. 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 bona fide construction of a permitted structure upon the premises. No garage nor plane shelter shall be commenced or erected until the construction of the main building complying with these restrictions shall have been started. Completion of any structure or residence shall be diligently pursued and shall be within a reasonable time after commencement of construction.

16. No billboard, signboard, or other advertising of any kind shall be erected, placed, or permitted, except one sign not larger than three (3) feet square advertising that the premises are for rent or sale.

17. All public utility lines and wires shall be placed underground to the place of their usage unless otherwise approved in writing by the Committee and all adjacent property owners.

18. Any domestic well must be completed to a depth of one hundred feet (100') and is restricted to domestic usage.

19. All liquid and solid waste installations must be completed and maintained in conformance to state and local regulations.

20. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done on any lot which shall constitute an annoyance or nuisance to the neighborhood.



21. It shall be the responsibility of owners of lots, vacant or otherwise, to keep said lots and all easement areas encompassed within the exterior boundaries of said lots clear of trash, rubbish or noxious materials. Garbage cans and areas for the storage of equipment or woodpiles shall be kept screened 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 the adjacent property.

22. No owner, occupant, or guest shall perform major repairs on any regular vehicle or aircraft involving disassembly of large parts which may remain for several days in unenclosed spaces.

23. Neither fuel nor oil may be stored in an unenclosed area without prior approval of the Committee.

MID-VALLEY INVESTORS
a partnership

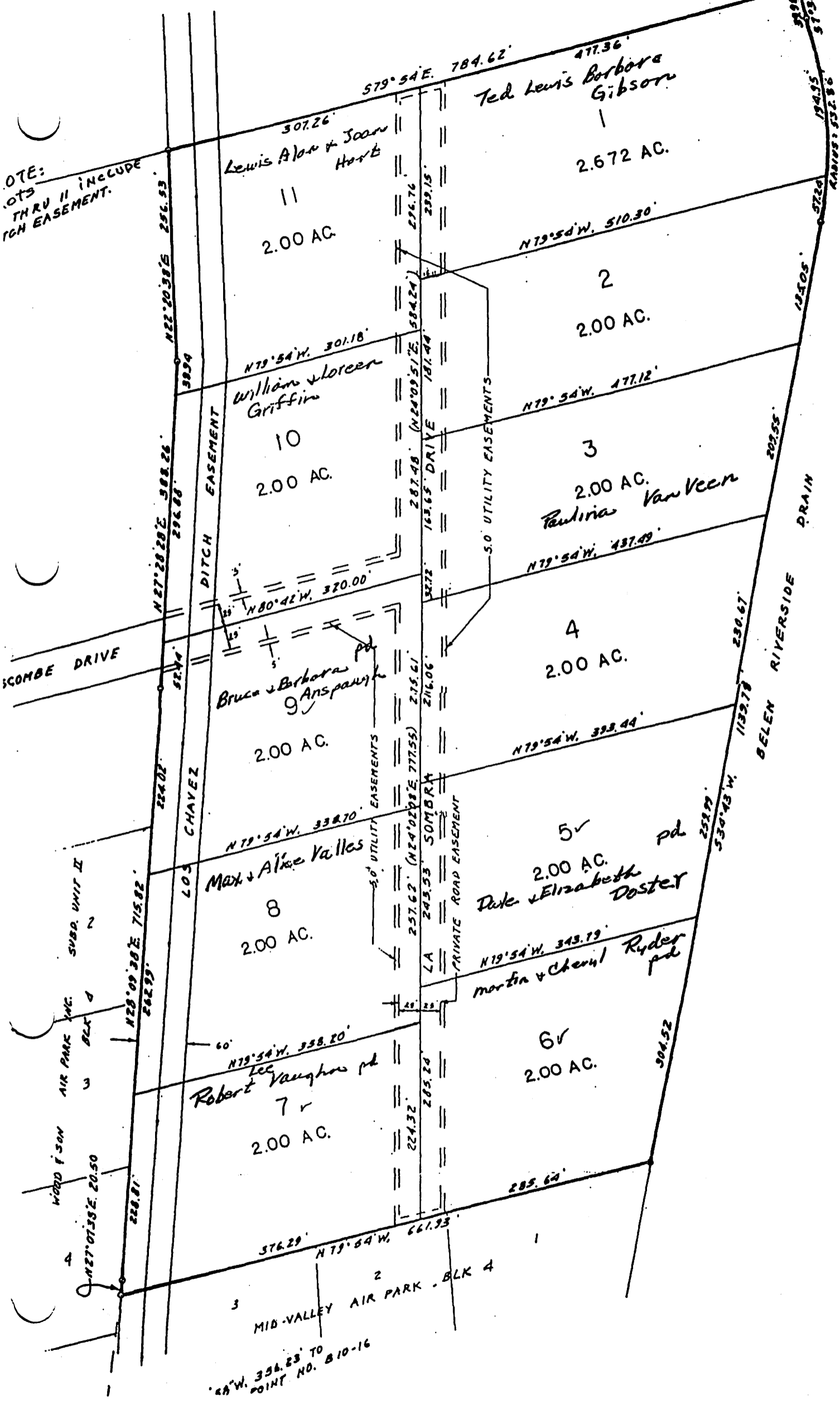
BY 
DONALD WOOD

BY Billy Jones
BILLY JONES

BY Victor Cline
VICTOR CLINE

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NOTE:
LOTS
THRU 11 INCLUDE
EASEMENT.



579° 54' E. 784.62'

Ted Lewis
Barbara
Gibson

2.672 AC.

Lewis Alan & Joan
Horst

2.00 AC.

N79° 54' W. 510.30'

2
2.00 AC.

William & Loreen
Griffin

10
2.00 AC.

N79° 54' W. 477.12'

3
2.00 AC.
Paulina Van Veen

N79° 54' W. 437.49'

4
2.00 AC.

Bruce & Barbara
Anspach

2.00 AC.

N79° 54' W. 393.44'

Max & Alike Vallas

8
2.00 AC.

5
2.00 AC.
Dale & Elizabeth
Doster

Martin & Cheryl
Ryder

6
2.00 AC.

Robert Vaughns
7
2.00 AC.

48° W. 354.23' TO
POINT NO. 810-16

MID-VALLEY AIR PARK - BLK 4

BELEN RIVERSIDE
DRAIN