

SUNDANCE RANCH

Restrictive Covenants

There is imposed upon Sundance Ranch, a subdivision in Luna County, as shown on the plat filed in the office of the County Clerk, Luna County, New Mexico, the following restrictions designed to create and preserve a rural dwelling area.

- 1) Said land shall not be further subdivided into any parcel containing less than 10 acres.
- 2) No building shall be located on any lot nearer than 50 feet to any lot line.
- 3) No obnoxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
- 4) Animals, except swine, may be raised, kept or bred on any lot.
- 5) No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All containers, incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.
- 6) All buildings erected upon said lots shall meet all building codes of Luna County and the State of New Mexico. No structure shall be erected or placed on any lot which would constitute an eyesore or a nuisance to the neighborhood.
- 7) All septic systems shall be located to avoid potential contamination of any drinking water supply or body of water, degradation of recreational resources or creation of a nuisance or hazard to health or environment; and locate any part of the systems at least 100 feet from a well or the 25 year - frequency flood level of a stream, lake or reservoir and at least 200 feet from a well or body of water used as a community water supply.

These restrictions are imposed by the owners in fee simple of the subdivision and are signed by them and shall continue in effect from the date of the signature for a period of not less than 25 years and shall continue in increments of 10 years, unless the owners of 51% of the total number of lots in the subdivision petition for a change therefrom.

Enforcement shall be by proceedings at law or in equity against any person or person violating or attempting to violate any covenant either to restrain violation or recover damages.

Invalidation of any of these covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

Witness our hands and seals this _____ day of _____, 1981