



COVENANTS AND RESTRICTIONS FOR LANDS OF DETHOMAS, LLC

PROPERTY NUMBERED ONE-A-ONE (1-A-1)

DECLARATION OF COVENANTS FOR LOT NUMBERED ONE-A-ONE (1-A-1) OF THE CLAIM OF EXEMPTION, LOT LINE ADJUSTMENT OF LOTS 1-A-1, 1-B-1, 1-B-2, LANDS OF DETHOMAS, SANDOVAL COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FILED IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON APRIL 6, 2017 IN PLAT BOOK 3, PAGE 4076. SUBJECT TO A SECOND OR SUBSEQUENT SALE, LEASE OR OTHER CONVEYANCE FROM THIS TRACT OF LAND SHALL BE SUBJECT TO THE PROVISIONS OF THE NEW MEXICO SUBDIVISION ACT AND THE SANDOVAL COUNTY SUBDIVISION REGULATIONS.

The above described property is SUBJECT to Patent reservations, conditions, easements of record and the following restrictive covenants:

- a. No more than one house, one guesthouse, workshop and barn currently on the subject property
- b. No further subdividing of the subject property
- c. Subject property is to be used for residential purposes only
- d. No two story houses or outbuildings. Maximum height – 22 feet
- e. No mobile homes, prefab, modular house may be placed on the subject property
- f. No more than four (4) horses, two dogs and two cats shall be permitted on the subject property. No animal may be stabled, maintained, kept, cared for or boarded for hire or remuneration on the property and no kennels or breeding operation will be allowed. No animal shall be allowed to run at large and all animals shall be kept within

No other type of animals are permitted on the property

(example: pigs, chickens, goats, cows, turkeys etc.).

Hunting/Trapping,Firearms and Explosives. Hunting, trapping and discharge of firearms or other explosives are expressly prohibited. Any type of refuse and other unsightly or offensive and unsightly material is expressly prohibited.

Mineral Exploration. No mining, quarrying, tunneling, excavation or drilling for exploration or removal of any minerals including oil, gas, gravel, rocks, earth or earth substances of any kind shall be permitted.

Business Activity. No business or commercial activity frequented by and open to the general public (and in any event no business or commercial activity which takes place out of doors and no business or commercial activity which creates nuisance shall be conducted on property). Home occupations of the owner are permissible if conducted in the home or studio and in compliance with any rules and regulations governing home occupations. Nothing contained herein shall be deemed to prevent the rental or leasing of a single-family residential unit by the owner.

Garbage. No garbage or trash shall be placed or kept on property except in covered containers. All rubbish, trash and garbage shall be removed and shall not be allowed to accumulate thereon. No incinerator shall be kept or maintained. No garbage, trash

or debris shall be permitted to be buried on property at any time nor shall the burning thereof be permitted.

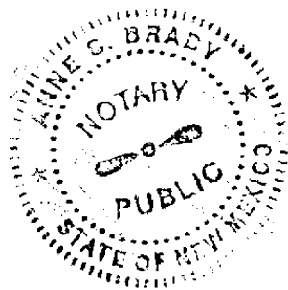
Grantee agrees to participate in his/her proportionate share of well improvements and maintenance on the well located on Lot 1-B-2 of Lands of De Thomas, LLC. as set forth in the well sharing agreement.

Grantors reserve ingress and egress access to existing well house currently on property for purpose of maintenance of shared well. No fence shall be constructed which would prevent access to existing tank which is part of the well sharing agreement.

TIME IS OF THE ESSENCE HEREOF AND THIS AGREEMENT SHALL BE BENDING ON THE PARTIES HERETO, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

Rosemary Segura De Thomas
Rosemary Segura-De Thomas

SUBSCRIBED AN SWORN to before me this 4th day of May 2017.



Anne S. Brady
NOTARY PUBLIC

My Commission expires:

3/6/19