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DECLARATION OF RESTRICTIVE COVENANTS

I. RECITALS

A. GARY LYNN PARKER and KAREN SUE PARKER, husband and wife, are the owners of Tracts A-5A and A-5B, which tracts are more particularly described in Exhibit "A", attached hereto and incorporated herein by reference.

B. GEORGE RICHARD PAULDEN and JENNIFER ANN PAULDEN, husband and wife, are owners of Tract A-5C, which tract is more particularly described in Exhibit "B", attached hereto and incorporated herein by reference.

C. PATRICK LAWRENCE and DENISE WINSLOW-LAWRENCE, husband and wife, are owners of Tract A-5D, which tract is more particularly described in Exhibit "B", attached hereto and incorporated herein by reference.

D. In order to protect the value and desirability of Tracts A-5A, A-5B, A-5C, and A-5D as residential property, the above-mentioned owners have agreed to impose the following restrictive covenants on these tracts.

II. RESTRICTIVE COVENANTS

A. No further subdivision of these tracts shall be allowed.

B. No mobile homes or trailer houses shall be allowed on these tracts except during construction of the principal residence, which construction period shall not exceed twelve (12) months.

C. All structures constructed on these tracts shall have a southwestern architectural design.

D. These tracts shall be limited to single family residential use. Structures allowed on these tracts shall be the principal residence and any outbuildings normally associated therewith, including one (1) guest house not to exceed eight hundred (800) square feet.

E. Except for the residence already constructed on Tract A-5C, no other structure shall be constructed closer than thirty feet (30') to any lot line.

III. DURATION, ENFORCEMENT, AND AMENDMENT

A. These restrictive covenants shall remain in force for forty (40) years, at which time they may be reimposed for successive twenty (20) year periods by a vote of three of the four tract owners. This Declaration of Restrictive Covenants may be amended by a vote of three of the four tract owners.

B. In any suit arising out of this Declaration of Restrictive Covenants, the prevailing party shall be entitled to an award of reasonable attorney's fees and court costs, as determined by the District Court of Taos County, New Mexico.

C. This Declaration of Restrictive Covenants shall run with the land and any conveyance or transfer of the tracts described in Exhibits "A" or "B" shall be made subject to the provisions hereof.

D. This Declaration of Restrictive Covenants shall be binding between the parties, and their heirs, successors and assigns.

WITNESS our hands and seals this 21st day of January, 1999.

Karen Sue Parker
KAREN SUE PARKER
Gary Lynn Parker
GARY LYNN PARKER

DENISE WINSLOW-LAWRENCE

PATRICK LAWRENCE

Jennifer Ann Paulden
JENNIFER ANN PAULDEN
George Richard Paulden
GEORGE RICHARD PAULDEN

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF CALIFORNIA }
COUNTY OF _____ } ss.

This instrument was acknowledged before me on January _____, 1999 by GARY LYNN PARKER and KAREN SUE PARKER, husband and wife.

Notary Public

My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss.

On 1-21-99, before me, Laura Groneberg, Notary Public
Date Name and Title of Officer (e.g., Jane Doe, Notary Public)
personally appeared Karen Sue Parker and Gary Lynn Parker
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.
Laura Groneberg
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Declaration of Restrictive Covenants

Document Date: 1-21-99 Number of Pages: 5

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: Karen Sue Parker and Gary Lynn Parker

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



III. DURATION, ENFORCEMENT, AND AMENDMENT

A. These restrictive covenants shall remain in force for forty (40) years, at which time they may be reimposed for successive twenty (20) year periods by a vote of three of the four tract owners. This Declaration of Restrictive Covenants may be amended by a vote of three of the four tract owners.

B. In any suit arising out of this Declaration of Restrictive Covenants, the prevailing party shall be entitled to an award of reasonable attorney's fees and court costs, as determined by the District Court of Taos County, New Mexico.

C. This Declaration of Restrictive Covenants shall run with the land and any conveyance or transfer of the tracts described in Exhibits "A" or "B" shall be made subject to the provisions hereof.

D. This Declaration of Restrictive Covenants shall be binding between the parties, and their heirs, successors and assigns.

WITNESS our hands and seals this _____ day of January, 1999.

KAREN SUE PARKER

GARY LYNN PARKER

Denise Winslow-Lawrence

DENISE WINSLOW-LAWRENCE

Patrick Lawrence

PATRICK LAWRENCE

Jennifer Ann Paulden

JENNIFER ANN PAULDEN

George Richard Paulden

GEORGE RICHARD PAULDEN

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF CALIFORNIA)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on January _____, 1999 by GARY LYNN PARKER and KAREN SUE PARKER, husband and wife.

Notary Public

My Commission Expires:

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF NEW MEXICO)
) ss.
COUNTY OF TAOS)

This instrument was acknowledged before me on January 26, 1999
1999 by PATRICK LAWRENCE and DENISE WINSLOW-LAWRENCE, husband and
wife.

Victoria Quintana
Notary Public

My Commission Expires:

October 16, 2001

ACKNOWLEDGMENT IN AN INDIVIDUAL CAPACITY

STATE OF NEW MEXICO)
) ss.
COUNTY OF TAOS)

This instrument was acknowledged before me on January 27th
1999 by GEORGE RICHARD PAULDEN and JENNIFER ANN PAULDEN, husband
and wife.

Daniel B. Hays
Notary Public

My Commission Expires:

4/13/99

TRACT "A-5A"

A certain tract of land near Arroyo Hondo, Taos County, New Mexico, within the Antoine Leroux Grant; located in projected Section 4, Township 26 North, Range 12 East, N.M.P.M.; described as part of Tract 1, Map 54, Survey 4 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar set for the N.E. corner of this tract on the southerly right-of-way line of County Road B-007, and the true point of beginning, from whence Triangulation Station "Dunn", a 1973 State Engineer Office brass cap monument found, bears N 69° 56' 51" E, 1736.88 feet distant, thence leaving said right-of-way line;

S 29° 15' 40" W, 232.00 feet to a 5/8 inch rebar set for the most southerly corner of this tract on the easterly right-of-way line of a 30 foot road and utility easement, thence along said right-of-way line;

N 43° 15' 24" W, 393.64 feet to a 1/2 inch rebar found for the most westerly corner of this tract on the southerly right-of-way line of County Road B-007, thence along said right-of-way line;

S 77° 35' 34" E, 392.31 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 1.000 acre, more or less, as shown on a survey plat entitled "GARY PARKER & PATRICK LAWRENCE", being Proj. No. 13195AH, dated 3/11/96, by Lawrence S. Montoya, NMRPS No. 12349.

and

TRACT "A-5B"

A certain tract of land near Arroyo Hondo, Taos County, New Mexico, within the Antoine Leroux Grant; located in projected Section 4, Township 26 North, Range 12 East, N.M.P.M.; described as part of Tract 1, Map 54, Survey 4 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar set for the N.W. corner of this tract on the southerly right-of-way line of County Road B-007, and the true point of beginning, from whence Triangulation Station "Dunn", a 1973 State Engineer Office brass cap monument found, bears N 69° 56' 51" E, 1736.88 feet distant, thence along said right-of-way line;

S 77° 35' 34" E, 162.52 feet to a 5/8 inch rebar set for the N.E. corner of this tract, thence leaving said right-of-way line;

S 29° 15' 40" W, 328.11 feet to a 5/8 inch rebar set for the S.E. corner of this tract on the easterly right-of-way line of a 30 foot road and utility easement, thence along said right-of-way line;

N 43° 15' 24" W, 163.07 feet to a 5/8 inch rebar set for the S.W. corner of this tract, thence leaving said right-of-way line;

N 29° 15' 40" E, 232.00 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 1.000 acre, more or less, as shown on a survey plat entitled "GARY PARKER & PATRICK LAWRENCE", being Proj. No. 13195AH, dated 3/11/96, by Lawrence S. Montoya, NMRPS No. 12349.

EXHIBIT "A"

TRACT "A-5C"

A certain tract of land near Arroyo Hondo, Taos County, New Mexico, within the Antoine Leroux Grant; located in projected Section 4, Township 26 North, Range 12 East, N.M.P.M.; described as part of Tract 1, Map 54, Survey 4 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar set for the S.E. corner of this tract, and the true point of beginning, from whence Triangulation Station "Dunn", a 1973 State Engineer Office brass cap monument found, bears N 57° 12' 44" E, 1511.06 feet distant, thence;

S 89° 46' 13" W, 308.47 feet to a 5/8 inch rebar set for the S.W. corner of this tract, thence;
N 29° 15' 40" E, 216.71 feet to a 5/8 inch rebar set for the N.W. corner of this tract on the southerly right-of-way line of County Road B-007, thence along said right-of-way line;
S 77° 35' 34" E, 206.79 feet to a 1/2 inch rebar found for the N.E. corner of this tract, thence leaving said right-of-way line;
S 00° 13' 47" E, 143.39 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 1.000 acre, more or less, and is subject to an underground utility easement twenty feet (20') in width along the westerly boundary for the benefit of Tract A-5D, as shown on a survey plat entitled "GARY PARKER & PATRICK LAWRENCE", being Proj. No. 13195AH, dated 3/11/96, by Lawrence S. Montoya, NMRPS No. 12349.

and

TRACT "A-5D"

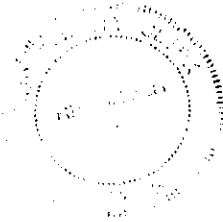
A certain tract of land near Arroyo Hondo, Taos County, New Mexico, within the Antoine Leroux Grant; located in projected Section 4, Township 26 North, Range 12 East, N.M.P.M.; described as part of Tract 1, Map 54, Survey 4 of the 1941 Taos County Reassessment Survey; and more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar set for the N.E. corner of this tract, and the true point of beginning, from whence Triangulation Station "Dunn", a 1973 State Engineer Office brass cap monument found, bears N 57° 12' 44" E, 1511.06 feet distant, thence;

S 00° 13' 47" E, 171.27 feet to a 1/2 inch rebar found for the S.E. corner of this tract on the southerly boundary of the Antoine Leroux Grant and the northerly boundary of the Antonio Martinez Grant, thence along said Grant boundary;
S 89° 53' 59" W, 294.58 feet to a 3/8 inch rebar found for the S.W. corner of this tract on the easterly right-of-way line of a 30 foot road and utility easement, thence leaving said Grant boundary and along said right-of-way line;
N 43° 15' 24" W, 100.73 feet to a 5/8 inch rebar set, thence leaving said right-of-way line;
N 29° 15' 40" E, 111.40 feet to a 5/8 inch rebar set for the N.W. corner of this tract, thence;
N 89° 46' 13" E, 308.47 feet to the TRUE POINT AND PLACE OF BEGINNING.

This tract contains 1.306 acres, more or less, and accrues an underground utility easement twenty feet (20') in width along the westerly boundary of Tract A-5C, as shown on a survey plat entitled "GARY PARKER & PATRICK LAWRENCE", being Proj. No. 13195AH, dated 3/11/96, by Lawrence S. Montoya, NMRPS No. 12349.

EXHIBIT "B"



COUNTY OF TAGS : SS
STATE OF NEW MEXICO : }

I Hereby certify that this instrument was filed
for record on the 27 day of Jan A.D.
19 99 at 3:54 o'clock P. m.
and was duly recorded in Book M-211
page 769-784 the records of Tansy County.

Witness my Hand and Seal this
Jeannette G. B...
County Clerk, Tansy County, N.M.
James Valley Deputy