

## VISTA LINDA COVENANTS

Vista Linda Subdivision, Filing No. 1, a subdivision of Block 8 and a portion of Block 9, Plot of Ranchos Orchard and Land Co. in the Gijosa Land Grant, Taos County, New Mexico, is made with the free consent and in accordance with the desire of the undersigned owner and proprietor of said land including perpetual dedication of roads 20 feet on each side of all numbered lot boundary lines and restrictive covenants running with the land as follows:

1. All lots shall be used for residential purposes only; and only one single family dwelling shall be erected on any one lot sold hereunder, except those lots otherwise zoned.
2. Structures erected on any of said lots shall be of a Pueblo style architecture with roofs not to exceed a 3:12 pitch, and shall contain not less than 1,000 square feet of floor space devoted to living purposes unless zoned other than residential.
3. No outhouses (privies), or temporary house, trailer, camper, tent, garage, or outbuilding, to be used as a residence, shall be erected on any lot, except that during the construction of a permanent improvement, necessary temporary buildings for the storage of materials may be erected and maintained by the person performing said permanent construction. Any new construction, alteration, or remodeling once commenced shall be completed within one year of commencement.
4. Every building or structure shall comply with all State and County codes, regulations and requirements as set forth by the County of Taos, State of New Mexico; furthermore said buildings shall be set back from any street line no less than 30 feet; from any side lot line no less than 20 feet; and, from any rear lot line no less than 30 feet.
5. No wall, coping or solid fence exceeding 6 feet in height shall be erected on any lot.
6. No cattle, sheep, goats, pigs, rabbits, poultry or other livestock shall be kept, raised or maintained on any lot with the exception of a horse or pony which may be kept in stable and corral on any lot one acre or larger in size. Said stable or corral shall be kept clean and sanitary, with removal of manure and refuse at least twice each month.
7. Each lot at all times shall be kept clean and sightly and no solid wastes, including old machinery, autos, or other equipment may be permitted to accumulate or remain exposed on any lot so as to be visible from any road or neighboring lot.
8. All building plans must be submitted by owner for approval by a committee designated by the undersigned owner before any construction begins.
9. Each property owner shall reserve for dedication a minimum of 20 feet surrounding his property for the use of roads or utilities as required.
10. All restrictions contained herein shall constitute covenants running with the land and shall be binding upon owners, heirs, successors and assigns of any owner.