

TAOS MESA ESTATES

(1) All property sold hereunder shall be restricted to residence dwellings only and no commercial enterprises including rental units shall be permitted. However, professional offices may be maintained within the main dwelling by lawyers and doctors. It is, however, specifically permitted to rent the residence on a temporary rental basis where a hardship might be imposed on the owner if said owner were not permitted to rent said residence.

(2) Only one dwelling shall be built on any lot, said dwelling not to exceed one and one-half stories in height and a private garage for not more than two cars. It is, however, specifically permitted to place upon said lot a guest house or studio which contains no more than 700 square feet of floor space but which guest house or studio shall not be used for permanent living quarters or for rental purposes.

(3) No lot may be subdivided in less than the original size sold.

(4) All construction upon said property shall be in a modified pueblo architectural style with all exterior to be completely finished.

(5) No house shall be built with less than 1,000 square feet of floor space exclusive of open porches, garages and basements.

(6) No building shall be located on any lot nearer than 50 feet to the front lot line or nearer than 40 feet to any side street or nearer than 25 feet to any interior lot line, with the specific retention in the grantors of an easement for the installation and maintenance of utilities and drainage facilities over the rear 5 feet of each lot, and no building shall be erected on any lot with a lot width of less than 150 feet at building set-back line.

(7) No fence or wall shall be erected on any lot nearer than 10 feet to any street property line and no fence or wall or planting shall be placed on any property line of a corner lot nearer than 20 feet from the intersection of the street property lines and no fence or wall shall consist of wire or wooden slab.

(8) Owners of lots shall at all times keep their premises free from unsightly objects or refuse upon said property.

(9) No commercial type vehicles and no trucks shall be stored or parked on any lot except in a closed garage excepting from this covenant three-quarter ton or smaller vehicles which are not used for commercial purposes.

(10) No noxious or offensive activity shall be carried on on any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

(11) No animals, livestock or poultry of any kind shall be raised, kept or bred on any lots, excepting therefrom dogs, cats and other household pets. No farming shall be permitted on said lots except family gardens.

(12) No outhouse shall be permitted to exist on said property except during the period of construction. Each house must have a septic tank whose design, size, and location are approved by the New Mexico State Health Department and no trailer shall be permitted upon said property except during the period of construction.

(13) The exterior portions of all houses, dwellings and other structures shall be fully completed and finished within one year after the beginning of construction.

(14) All water systems installed shall be done according to the approved state requirements as set forth by the New Mexico State Health Department.

(15) No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than 1 square foot, one sign of not more than 5 square feet, advertising the property for sale or rent or signs used by a builder to advertise the property during the construction and sales period.

COVENANTS AND RESTRICTIONS were recorded on October 28, 1963, together with the Plat of Survey for said subdivision at Volume I, pages 172-173, of the Records of Plats and Maps of the Taos County Clerk, Taos County, New Mexico.