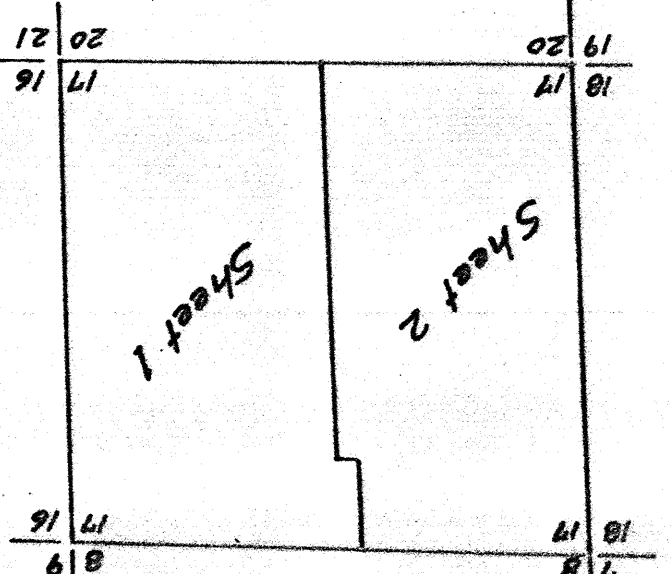


TERRA VERDE RANCHETTES UNIT 1

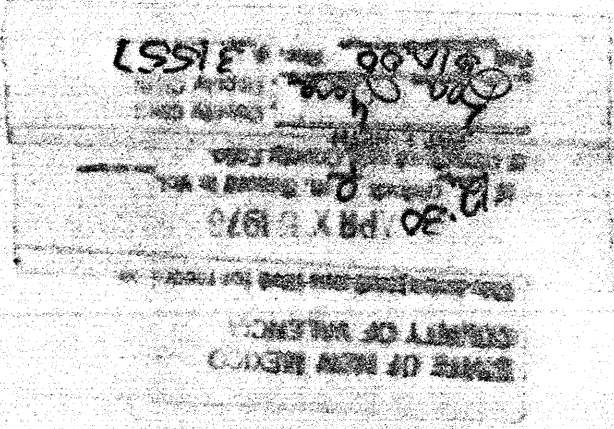
SITE MAP



B-59

Note:
Unless otherwise indicated all tracts
are 10.00 acres.

APPROVED:
BOARD OF COUNTY COMMISSIONERS
CHITMAN
MEMBER
MEMBER
NUMBER



RESTRICTIONS AND PROTECTIVE COVENANTS

Whereas, the land described on this plat is wholly and fully intended to be used and occupied by the undersigned owner, for the mutual benefit and enjoyment of the prospective purchasers of the tracts shown on this plat, desire to place the following restrictions and protective covenants on this subdivision; and to this end and purpose, the following restrictions are hereby imposed, to wit:

1. **USES.** No use or activity may be conducted in this subdivision except those of a residential or recreational character.
2. **RECREATIONAL USE.** Herein is construed to mean camping, hunting, fishing, all out of doors sports use for a cabin, a second home, a mobile camper, and achieta, provided restriction number 12 below is not violated.
3. **BUILDINGS.** In this subdivision are to be constructed so as not to detract from the natural surroundings. All buildings are to be completed, as to the exterior construction within two years from date of construction is started.
4. **MOBILE HOMES, house trailers, or camp trailers** to be used as recreational dwellings must be covered within 7 years of placement in this subdivision so as not to detract from the natural surroundings.
5. **SUBDIVIDING.** - no tract of land in this subdivision may be subdivided into tracts of less than 2 1/2 acres in size. No more than one residence or recreational dwelling will be permitted to remain on each 2 1/2 acres so subdivided.
6. **OCCUPANCY.** is restricted to no more than 4 residences or recreational dwellings per 10 acres.
7. **LIQUID WASTE** within this subdivision must be disposed of by use of a septic tank of not less than 750 gallon, and a drain field, or each field, of not less than 50 lineal feet 2 feet deep, bedded on gravel 2 feet wide and 1 foot deep. Should the individual use of property in this subdivision with a septic tank and drain field of greater capacity or an aeration septic tank system, in order to pass inspection or approval by proper governing authority, the property owner must comply.
8. **SOLID WASTE** of all nature within this subdivision must be buried or hauled away and deposited in an appropriate, acceptable, and authorized depository.
9. **PRIVATE WELLS** located within this subdivision tract from the natural surroundings, necessary as not to permit solid waste to discharge into the ground as often as each purchaser at his own expense.
10. **PUBLIC ROAD** right-of-way are also utilized for tank or drain field.
11. **PUBLIC ROAD** right-of-way are also utilized for tank or drain field.
12. **NOXIOUS OR OFFENSIVE** no noxious or offensive activity shall be carried on upon any tract not shown on this subdivision plan and no or may be carried on in this subdivision unless the Board of County Commissioners deem to do so.
13. **NO MOTOR VEHICLE** in an improper condition shall be used on any tract in this subdivision.
14. **AVYLATION.** Invalidation of any one of these covenants by judgment of court shall in no way affect any of the other provisions which shall remain in full force and effect.
15. **WITNESS HEREOF,** the said owner has hereunto affixed his hand and seal this 7th day of May, 1974.

TERRA VERDE INVESTORS
BY: *[Signature]*
General Partner

COURT OF BERNALILLO
The foregoing instrument was acknowledged before me this 7th day of May, 1974, by William N. Campbell, General Partner, Terra Verde Investors.

My commission expires: 4-25-77

