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BUILDING RESTRICTIONS AND PROTECTIVE COVENANTS
OF TALAVERA SUBDIVISION UNIT I LOT 7

1. These covenants are to apply to all lots in Talavera Subdivision Unit I, Lot 7 as described on that plat filed at the offices of the Clerk of Rio Arriba County on the 27th day of September 1982.

2. These covenants apply to each lot and run with the land without the necessity of enumerating said covenants in the deeds to the individual tracts and are binding on all parties and persons claiming under them for ten years from the date hereof, at which time said covenants shall be automatically extended for successive periods of ten years, unless and until an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

3. Enforcement: If the owner of any property in said subdivision or his agent, assigns, successors or representatives shall violate or attempt to violate any of the covenants herein, it shall be lawful for any person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant.

4. Severability: Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

5. Land Use and Building Type: All lots in Talavera Subdivision Unit I ^(Lot 7) shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any lot other than one detached, single family dwelling, not to exceed two and one-half stories, in height, and a private garage for not more than three cars, and other out-building usual and incidental to residential use of the lots. The minimum square footage shall be 600 hundred square feet. No trailers, mobile homes, or cars in non working condition will be allowed.

6. Nuisances: No obnoxious or offensive trade or activity shall be carried on upon any lot nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

7. Oil and Mining Operations: No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon any lot.

8. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition.

Gerry Rayburn Sr.
Gerry Rayburn, Sr.

Melina A. Rayburn
Melina A. Rayburn

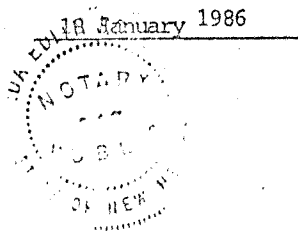
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STATE OF NEW MEXICO)
County of Rio Arriba : SS)

The foregoing instrument was acknowledged before me this 27th day of September 1982 by Gerry Rayburn, Sr. and Melina A. Rayburn, husband and wife.

Ada Edith Romero
Notary Public

My commission expires:



14664
FILED IN THE COUNTY
CLERK'S OFFICE
AT 9:00 O'CLOCK 9 M
Book 1426 Page 85-86

SEP 30 1982

SILVIANO ROMERO
County Clerk Rio Arriba County N.M.
By *Zoni Condrea* Deputy

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