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TAOS TITLE WORK
FILE # 6224

DECLARATION OF RESTRICTIONS

RANCHOS DE LAS COLONIAS ADDITION, NUMBER TWO
TAOS COUNTY, NEW MEXICO

KNOW ALL MEN BY THESE PRESENTS:

That William Doy Schafer, single, being the owner of all of the following described premises, situate within the County of Taos, State of New Mexico, to wit:

Lots 1-D through 14-D inclusive, Ranchos Colonias Addition Number Two according to the plat of record in the office of the County Recorder of Taos County, in Plat Cabinet B, page 1-A.

and desiring to establish the nature of the use and enjoyment thereof, does hereby declare said premises subject to the following express covenants, stipulations and restrictions as to the use and enjoyment thereof, all of which are to be construed as restrictive covenants running with the title to each lot of said premises and with each and every part and parcel thereof, to wit:

1. All of the lots in said Ranchos Colonias shall be known, described, and used as residential lots only, with no mobile or modular homes of any kind allowed, and with no more than one residence and one guest house per lot.

2. All structures on said lots shall be of new permanent construction.

3. No structure shall be erected, altered, placed or permitted to remain on any of said lots other than one detached single family dwelling with a detached garage or servants quarters, or guest house.

4. No single-family dwelling house having a ground floor area of less than 800 square feet, exclusive of open porches or patios, if any, shall be erected, permitted or maintained on any of said lots, and said dwelling shall be erected at a total cost of not less than \$50,000. Homes must be built Pueblo style. All buildings must be plastered or stuccoed. Maximum one story in height (16' maximum from grade to top of firewall. No unattached carports. Attached carport, garages, studios or shed must follow Pueblo style lines.

5. The walls of any residential building shall not be closer than 25 feet to the street line or dividing line of any lot.

6. None of said lots shall be used for residential purposes prior to installation thereon of water flush toilets, and all bathrooms, toilets or sanitary conveniences shall be inside the buildings permitted hereunder, and connected to septic tanks and cesspools constructed according to standard Federal Housing Administration specifications.

7. None of said lots shall be resubdivided into smaller lots nor conveyed or encumbered in less than the full original dimensions of such lot as shown by the plat of Ranchos Colonias.

8. No junkyard shall be kept on any of said lots and no store, warehouse or business of any kind shall ever be erected upon any part thereof, or any part thereof, and no business of any kind or character whatsoever shall be conducted in or from any residence on said lots.

9. The owners of said Ranchos Colonias shall maintain or provide a suitable area for a dump or refuse disposal area, excepting approved type of incinerating devices that shall not constitute a nuisance to the residents in said Ranchos Colonias.

WITNESSED my hand and seal of office this 23rd day of August, 1977.

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