

DECLARATION OF COVENANTS AND RESTRICTIONS
BY
TALAVERA CORPORATION

Protective covenants imposed upon UNIT 1, Portion of PLAZA ELANCA SUBDIVISION, 1. Rio Arriba County, New Mexico, apply to Lots 1 through 106, inclusive, according to plat as filed for record in the Office of the County Clerk of Rio Arriba County on MARCH 15, 1971, Plat Book Page 454, 454C. Said restrictions were filed in the Office of the County Clerk of Rio Arriba County New Mexico on _____, 1971, Instrument # _____.

1. No structure shall be erected, altered, placed or permitted to remain on any residential plot other than one detached single-family dwelling and related out-building.
2. All buildings shall be constructed of such materials so as to preserve an external appearance which is consistent with and blends with the natural setting of the land, i.e. natural wood or equivalent external construction.
3. An easement is reserved over the rear of each lot of the subdivision for utility and/or drainage installation and maintenance of same, as more specifically shown on the plat thereof.
4. The exterior of no building shall remain unfinished for longer than 24 months following the date of commencing construction.
5. No offensive activity, business, trade or otherwise shall be erected or carried on upon any residential lot, nor shall anything be done thereon which may become an annoyance or nuisance.
6. No structure or cabin shall be built on the property with less than 600 square feet of heated living space and no less than \$6,000 construction cost. No existing building shall be moved into the area. No mobile home shall be allowed as residence in the area for more than six weeks at a time, unless it is completely boxed in and has at least a 200 square foot slab of concrete poured beside it.
7. Grantee, his successors, and permittees, shall not hunt animals or birds on said tract.
8. No commercial livestock operations shall be conducted on the aforesaid land by Grantee, his successors or permittees, provided, however, this restriction shall not prevent the keeping of pets or saddle animals. Horses are not allowed on a tract of land less than one acre in size, and they must be fenced in.

The above restrictions shall run with the land and be binding upon the Grantee, his successors and assigns, for a period of 25 years from the date hereof. Said restrictions shall be enforceable in any Court of law or equity by the Grantor and any owner of land formerly owned by Grantor.

TALAVERA CORPORATION
BY: Gale V. Grose
GALE V. GROSE
EXECUTIVE VICE-PRESIDENT

STATE OF NEW MEXICO)
) ss:
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 23rd day of March, 1971, by GALE V. GROSE, EXECUTIVE VICE-PRESIDENT of TALAVERA CORPORATION, a New Mexico corporation, on behalf of said corporation.

My commission expires:

24-75

FILED IN THE COUNTY
CLERK'S OFFICE
NOTARY PUBLIC
AT 7:15 O'CLOCK P. M.

MAR 26 1971
 1016 Page 478
 CELINA V. SANCHEZ
 County Clerk, Rio Arriba County, N.M.
 By _____, Deputy.

107A/478

AMENDED
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
UNIT 1, PLAZA BLANCA SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

THAT CLON CHIN TOH, a New Mexico Limited Partnership, being the real owner of the following-described premises: All lots in Unit One (1), Plaza Blanca Subdivision, according to Second Amended Plat as filed for record October 3, 1972 in Book of Plats 552 through 555, office of the County Clerk, Rio Arriba County, New Mexico.

The above lots comprise in the aggregate a single subdivision unit to which it is desired to apply this declaration and accordingly, for purposes of convenience, the entire unit will be referred to as "lot" or "lots", "tract" or "tracts", except in those instances where it is necessary to describe or identify a specific lot or lots, in which event, they will be referred to specifically by lot or block number as shown on said map.

Declarant intends to sell the above-described real property and to impose upon it mutual, beneficial restrictions, covenants, conditions and charges under a general plan of improvement for the benefit of all the lands in the unit and the future owners of the lands.

Lots or tracts in this unit have been designated for use as follows:

C - Commercial Use: Lots 1, 29, 30, 31, 32

R-2 - Residential Use: Lots 2, A, 27, 28

R-1 - Residential Use: All remaining lots

NOW THEREFORE, declarant declares that all of the property described above is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied, and improved subject to the following limitations, restrictions, conditions and covenants, as set forth in the following land use classifications, permissive uses, and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness of said real property and every part thereof, and all of which shall run with the land and shall be binding on all parties having or acquiring any right, title or interest in the described lands or any part thereof for a period of 25 years or until changed by a majority vote of County Commissioners of Rio Arriba County.

114A/143

LAND USE CLASSIFICATIONS
PERMISSIVE USES

R-1 RESIDENTIAL CLASSIFICATION

The purpose of this classification is to provide for the development of single-family homes on lots not less than one-half (1/2) acre in area.

- A. No structure shall be erected, placed or be permitted to remain on any lot other than one, single-family dwelling and related out building. No basement, tent, shack, garage, barn, army barracks or other out building shall be used as a temporary or permanent residence. No trailer shall be used as a permanent residence; however, a trailer may be used as temporary for a maximum period of six (6) months, during construction of permanent residence.

Double wide homes will be permitted as permanent residences, provided they have at least 900 square feet of enclosed heated area, are completely boxed in (skirted) and have a concrete slab of at least 200 square feet area poured beside the mobile home.

- B. No residence shall be built with less than 600 square feet of heated area and no less than \$5,000 construction cost. No out building of any kind shall be built prior to construction of main building.

- C. Area regulations and height regulations:

Frontyard (minimum depth)-----25'
Side yard (minimum depth)-----10'
Rear yard (minimum depth)-----15'
On corner lots, side yard on side street (minimum depth) 20'
Maximum height of any structure-----20'

- D. No livestock shall be permitted on any lot of this classification.
- E. No lot may be divided into lots less than one-half (1/2) acre in size.
- F. Sanitary facilities shall conform in all respects to New Mexico Department of Public Health requirements. No outdoor sanitary facilities will be permitted.
- G. No use of property will be permitted which would allow accumulation of trash, rubbish or noxious materials.

LAND USE CLASSIFICATIONS
PERMISSIVE USES

R-2 RESIDENTIAL CLASSIFICATION

The purpose of this classification is to permit in appropriate areas a higher density of population than in one-family zone and still maintain a residential environment.

- A. Duplexes and multiple-family dwellings may be built on lots designated as R-2 Residential, provided the structures are not more than two stories in height.
- B. No basement, tent, shack, garage, barn, army barracks or other out building shall be used as a temporary or permanent structure. No trailer shall be used as a permanent structure; however, a trailer may be used for a maximum period of six months, during construction of permanent structure.
- C. No Unit shall be built with less than 800 square feet, heated area, or less than \$10.00 per square foot construction cost.
- D. Area regulations and height regulations:

Front yard (minimum depth) -----	25'
Side yard (minimum depth) -----	10'
Rear yard (minimum depth) -----	15'
On corner lots, side yard on side street (minimum depth) --	20'
Maximum height permitted -----	35'
- E. No livestock shall be permitted on any lot in this classification.
- F. No lot may be divided into lots less than one-half (1/2) acre in size and maximum density shall be 12 units per acre.
- G. Sanitary facilities shall conform in all respects to New Mexico Department of Public Health requirements. No outdoor sanitary facilities will be permitted.
- H. No use of property will be permitted which would allow accumulation of trash, rubbish or noxious materials.

LAND USE CLASSIFICATIONS
PERMISSIVE USES

C COMMERCIAL CLASSIFICATION

The purpose of this classification is to provide for and encourage commercial development in optimum locations and minimize any adverse effects on nearby residential development.

A. Permissive Uses:

Any retail store or business offering merchandise or services: hotel, motel or restaurant, theaters, mobile home parks. The uses stated and any other use of any lot in this classification shall not be such that unpleasant odors, noises, pollutants or other nuisances will affect the area.

B. No basement, tent, shack, garage, barn, army barracks or other out building shall be used as a temporary or permanent structure. No trailer shall be used as a permanent structure, however, a trailer may be used for a maximum period of six months, during construction of permanent structure.

C. No structure shall be built with less than 400 square feet, heated area, or less than \$15.00 per square foot construction cost.

D. Area regulations and height regulations:

Front yard (minimum depth) -----	30'
Side yard required only on side of a lot abutting lots having any other use classification, in which case it shall require minimum depth of -----	6'
Rear yard (minimum depth) -----	15'
On corner lots, side yard on side street (minimum depth)---	20'
Off-street parking and loading space must be provided in an amount sufficient for customers and employees	
Maximum height of any structure -----	35'

E. No livestock shall be permitted on any lot in this classification.

F. No lot may be divided into lots less than one-half ($\frac{1}{2}$) acre in size.

G. Sanitary facilities shall conform in all respects to New Mexico Department of Public Health requirements. No outdoor sanitary facilities will be permitted.

H. No use of property will be permitted which would allow accumulation of trash, rubbish or noxious materials.

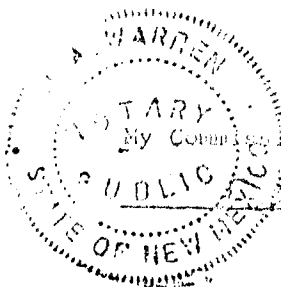
These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 10 years at which time said covenants shall be automatically extended for successive periods of 10 years, provided, however, that at any date successive to the date of these covenants they may be changed in whole or in part by an instrument signed by Seventy-five per cent (75%) of the then property owners agreeing to said change or changes. Said restrictions shall be enforceable in any court of law or equity by the Grantor and any owner of land formerly owned by Grantor.

CLOH CHIN TOH, a New Mexico
Limited Partnership

BY: Robert A. Mahaney
Robert A. Mahaney
For The General Partner

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss:

The foregoing instrument was acknowledged before me this 28th day of November, 19 72, by Robert A. Mahaney, President of Los Ricos Corporation, the General Partner, on behalf of said corporation.



J. A. Warren
Notary Public

42719

FILED IN THE COUNTY
CLERK'S OFFICE
AT 9:00 O'CLOCK AM

DEC 1 1972 143
Book 114-A Page 14
CELINA V. SANCHEZ
County Clerk, Bernalillo County, N.M.
By P.O.

SECOND AMENDMENT TO
DECLARATION OF COVENANTS AND RESTRICTIONS
FOR

UNIT 1, PLAZA BLANCA SUBDIVISION

RIO ARriba COUNTY, NEW MEXICO

Paragraph D under K-1 Residential Classification is hereby
amended to read as follows:

No commercial livestock operations shall be con-
ducted on the aforesaid land by Grantee, his
successors or permittees, provided, however, this
restriction shall not prevent the keeping of pets
or saddle animals. Horses are not allowed on a
tract of land less than one acre in size, and
they must be fenced in.

48381

FILED IN THE COUNTY
CLERK'S OFFICE
AT ALBUQUERQUE, N.M.

SEP 7 1973
Book 116 a Page 849
JOY A. STANCH
County Clerk, Albuquerque, N.M.
By _____

CLOH CHIN TOH, a New Mexico
Limited Partnership

By Robert A. Mahoney
Robert A. Mahoney, President
Los Ricos Corporation
The General Partner

STATE OF NEW MEXICO)
COUNTY OF BERNALILLO) ss:

The foregoing instrument was acknowledged before me this 4th
day of September, 1973, by Robert A. Mahoney, President,
Los Ricos Corporation, The General Partner, for Cloh Chin Toh,
a New Mexico Limited Partnership, on behalf of said Partnership

Al. Hines
Notary Public

My Commission Expires:
6-1-77
(REAL)

116A/849

496

RESTRICTIVE COVENANTS
PLAZA BLANCA
ABIQUITU, NEW MEXICO

Martinez Real Estate Company
Post Office Box 3645
Española, New Mexico 87532
(505) 753-4071

These covenants are made and dated April 3, 1978 by Robert E. Evans and Diana Evans, hereafter called Grantor.

These covenants are set forth to be continuous and concurrent with all the terms of purchase of any part of the Plaza Blanca Subdivision, Unit 1, North Unit, or any other unit and any agreement to purchase any part of the Plaza Blanca Subdivision shall expressly incorporate these covenants. These covenants are and shall be for the benefit of the real property and for each owner thereof, and shall be binding on and pass with the real property and any owner thereof.

These covenants, on or after the above date, will be filed for record with the County Clerk, Rio Arriba County, New Mexico, and any other Declarations of Covenants and Restrictions, restrictive covenants, covenants, restrictions or any other limitations previously imposed upon any part of the Plaza Blanca Subdivision by the Grantor or any other person are herewith declared null and void.

1. a. No structure shall be erected, altered, placed or permitted to remain on any lot or tract other than one detached single-family dwelling and related out-buildings.
- b. All buildings shall be constructed of such materials so as to preserve an external appearance which is consistent with and blends with the natural setting of the land. The exterior of no building shall remain unfinished for longer than 24 months following the date of commencing construction.
- c. No dwelling shall be built on the property with less than 600 square feet of heated living space and no less than \$ 6,000.00 construction cost. No existing building shall be moved onto the property. No mobile home shall be allowed as residence on the property unless, within one week of its being placed on the property, it is completely boxed in and has at least a 200 square foot slab poured beside it.
- d. No temporary buildings or structures may be placed on the property, except mobile homes as in "c" above. No residential occupancy of any nature, either temporary or permanent, may be commenced prior to the completion of an adequate liquid waste disposal system in accordance with all regulations and laws of any governing authority.
- e. Before, during and after any construction period all construction materials, supplies and equipment shall be kept neatly stacked or shall be kept out of view, and shall never be allowed to become unsightly or disturbing to the owners of surrounding property.

1.

127A/496

- f. No elevated tanks shall be placed, erected or permitted upon any part of the property. Any tanks in use on the property shall be buried or walled in sufficiently to conceal them from view from any surrounding property. Any clothes lines or clothes drying facilities, mechanical or other equipment, wood pile, storage piles, campers, trailers, or boats shall be walled in and/or concealed from view from any surrounding property or shall be maintained or stored in a neat, tidy and unobtrusive manner.
 - g. No structure of any nature shall be erected or located on any lot or tract closer than 50 feet to the property line.
2. a. No billboards or advertising signs will be permitted on any lot or tract other than a name plate of an occupant of a residence, upon which his professional title may be added, and provided that such name plate shall not exceed a size of one square foot. Permission is granted, however, for the erection and maintenance of not more than one signboard on each lot or tract during the course of construction of a new single-family dwelling and upon its completion during the course of its initial sale; such signboard shall not exceed five square feet.
- b. All exterior lights must be located so as not to be directed toward surrounding properties or toward public roads. Any mail boxes and mail box standards must be of uniform shape and design and in appearance shall be in keeping with the natural setting of the land.
- c. No derrick or other structure designed for use in boring or drilling shall be permitted on the property, except water well drilling equipment shall not be prohibited when drilling is in progress. No radio or television transmission towers shall be erected, placed or permitted on any part of the property. No hydrocarbon extraction or mining operations of any nature are permitted.
- d. All electrical service or telephone lines shall be placed underground, unless such above-ground lines are in place on April 3, 1978.
3. a. No lot or tract or any part of the property shall be used in whole or in part for the storage or dumping of rubbish, trash or garbage of any nature whatsoever, or for the storage of any property or thing that will cause such lot or tract to appear in an unclean or untidy condition, or that will be obnoxious to the eye, and no substance, thing or material may be kept on any lot or tract that will emit foul or obnoxious odors, or that will cause any noise that will disturb the peace, quiet, comfort or serenity of the occupants of surrounding property.
- b. No commercial livestock operations of any kind shall be conducted on any lot or tract. Each lot or tract may have a reasonable number of household pets and saddle animals. All horses must be fenced in, and all animals and poultry must be kept and maintained in a manner so as not to become a nuisance or offensive to the surrounding property by reason of noise, odor or any other cause. The Grantor reserves the right to order the removal of any animals or poultry

- which may be objectionable. If stud horses are stabled on a lot or tract, special pens and stables will be required so as to adequately protect adjoining lot owners and their animals.
- c. No lot or tract shall be used for any commercial or business purpose, except that certain "home occupations" may be permitted if such activity is inoffensive to the neighboring lot owners and to the Grantor.
 - d. All driveways and private roads shall be maintained to prevent dust and to reduce erosion and to eliminate unsightly conditions.
4. a. No resubdivision of any lot or tract shall be permitted.
 - b. An easement over and upon the fifteen (15) foot perimeter of each lot and tract is reserved to the Grantor for utility and drainage installation and maintenance.
5. a. No owner, guest or any other person shall hunt animals or birds on any lot, tract or any other part of Plaza Blanca or Plaza Blanca Ranch.
 - b. The native growth of any lot or tract or any other part of Plaza Blanca, including cacti, pinon and juniper (mountain cedar) trees shall not be destroyed or removed from the property except as absolutely necessary to construct roads, drives and single-family dwellings and related outbuildings.
 - c. All owners are urged to practice water conservation at all times. Efforts should be made to limit green areas, gardens, lawns and pool areas. When planting is anticipated, the use of drought resistant planting shall be encouraged.
6. Solar energy and energy conservation devices and systems shall be encouraged with respect to all buildings.
 7. Motorcycles, motor bikes and all other vehicles of a similar type shall be permitted only on dedicated roads and rights-of-way.
8. a. These covenants will be enforced by all legal means, and Grantor may recover all costs in any successful suit to enforce them. Grantor or his agents may, at the expense of the owner, remove structures in violation of these covenants and shall not be guilty of trespass in doing so. Waiver or invalidation of any one of these covenants will in no way affect the remaining covenants. The failure to enforce a covenant will not be deemed a waiver of that covenant.
 - b. All of the aforesaid conditions and restrictions hereunder shall continue in full force and effect until the commencement of the calendar year 2000, and shall be automatically continued thereafter for successive periods of ten years each; provided, the holders of record title of 51% of the lots covered by these covenants may, by executing and acknowledging an appropriate agreement or agreements in writing for such purpose and recording the same at any time within one year prior to January 1, 2000, release all of the land

so restricted from any one or more of said restrictions or may change or modify any one or more of said restrictions or may release any of the property covered by these covenants from any one or more of said restrictions, said release, change or modification to be effective January 2, 2000.

- c. During each successive ten year period after January 1, 2000, the same percentage of record title holders shall have the same power to release, change or modify said restrictions as to any property then covered by said restrictions by executing, acknowledging and recording an appropriate agreement or agreements within one year prior to expiration of said ten year period, said release, change or modification to be effective at expiration of said ten year period.
- d. The Grantor and Grantor's successor and assigns shall have the right from time to time to make any changes it desires in these conditions and restrictions which Grantor deems beneficial to the owners of the majority of the lots in the subdivision. Any such change shall be reduced to writing, signed by Grantor, or Grantor's successors or assigns, acknowledged, and recorded in the office of the clerk of Rio Arriba County, and a copy thereof shall be mailed to each lot owner of record.

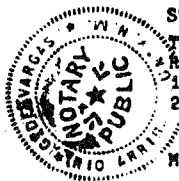


83302
FILED IN THE COUNTY CLERK'S OFFICE
AT 11:40 O'CLOCK
JUN 26 1978
DAVID S. CHAMBERLAIN
County Clerk, Rio Arriba County, New Mexico
Notary Public
The foregoing instrument was acknowledged by Robert E. Evans for himself and as attorney in fact for Diana Evans, before me this 26th day of June, 1978.

Signed this 26th day of June, 1978

STATE OF NEW MEXICO, COUNTY OF RIO ARRIBA:-

The foregoing instrument was acknowledged by Robert E. Evans for himself and as attorney in fact for Diana Evans, before me this 26th day of June, 1978.



My Commission Expires: March 25, 1982

Robert E. Evans

Diana Evans, by Robert E. Evans

Notary Public

PLAZA BLANCA SUBDIVISION
UNIT I
RIO ARriba COUNTY
ABIQUIU, NEW MEXICO
PROTECTIVE COVENANTS

A. PREAMBLE:

WHEREAS: Space Homes, Inc. the owner of that certain tract of land known as Plaza Blanca Subidvision, in the vicinity of Abiquiu, County of Rio Arriba, State of New Mexico, and,

WHEREAS, the said owner of said tract of land delineated on the plat entitled Plaza Blanca Subdivision, filed for record with the clerk of the county of Rio Arriba on the 26th day of July, 1971, as document number 33031 and shown in the Second Amended Plat of Plaza Blanca Subdivision, Unit I, filed for record with the county clerk of Rio Arriba County, October 3, 1972, Plat Book pp. 552 through 555, New Mexico, desires that the land shall be subject to all terms and conditions of said plat and all of said terms and conditions contained therein shall be of like effect as if specifically mentioned herein and,

WHEREAS, said Owner, for the mutual benefit and enjoyment of prospective purchasers of lots in said tract, desires to place certain protective covenants on the owners of said lots, the following protective covenants are hereby imposed, to-wit:

B. AREA OF APPLICATION

1. These covenants in there entirety are to apply to all lots in Plaza Blanca Subdivision, Unit I, as described above.

C. GENERAL PROVISIONS TO APPLY TO ALL LOTS

1. The protective covenants hereinafter listed shall be and are hereby attached to each parcel of land in said area, and the said covenants are to run with the land without the necessity of enumerating said covenants in the deeds to the individual tracts in said subdivision, and are binding on all parties and persons claiming under them until 20 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.

2. ENFORCEMENT

There shall be formed an initial Planning Committee which shall consist of Richard P. Cook and _____ at the date of filing of this instrument. Said Planning Committee shall have the responsibility of enforcing the protective covenants until such time as ninety (90) percent of the lots

have been sold. The Planning Committee shall also have the right from time to time to make any changes it deems beneficial to the majority of the record owners of the lots in the subdivision., during the term of its existence. Any such change shall be in writing and recorded in the office of the clerk of Rio Arriba County, New Mexico. It shall be lawful for the Planning Committee to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from doing so or to recover damages or other dues from such violation.

3. SEVERABILITY

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

PROTECTIVE COVENANTS

1. 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.

2. TEMPORARY STRUCTURES

No basement, tent, shed, barn or other out-buildings erected on any lot shall be used as a permanent residence. However, this covenant shall not preclude the erection or presence of a temporary construction shed or trailer for tool storage, office & related construction purposes during the construction of a building.

3. OIL AND MINING OPERATIONS

No oil drilling, oil development operations, refining, quarrying, or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tank, tunnels, mineral excavations or shafts be permitted upon any lot.

4. DISCRIMINATION

There shall be no discrimination upon the basis of race, color, creed, or national origin in the sale or lease, or rental, or in the use or occupancy of the premises herein described.

HOMEOWNERS ASSOCIATION

As nearly as possible to thirty (30) days after the expiration of the Initial Planning Committee, elections for officers of a homeowners association shall be held. Voting eligibility for these



PLAZA BLANCA SUBDIVISION, UNIT I,
RIO ARRIBA COUNTY, ABILENE, NEW MEXICO
AMENDMENT NO. 1 TO PROTECTIVE COVENANTS FILED
FEBRUARY 3, 1983, IN BOOK 143 A AT PAGE 366 TO
368, INCLUSIVE OF THE RECORDS OF THE COUNTY CLERK
OF RIO ARRIBA COUNTY, NEW MEXICO

WHEREAS, Paragraph D of the above-recited protective covenants forms an initial planning committee, consisting of Richard P. Cook, and gives such planning committee the right, from time to time, to make any changes in the protective covenants it deems beneficial to the majority of the record owners of the lots in the subdivision during the terms of its existence; and

WHEREAS, such authority exists at least until 90% of the lots within the subdivision have been sold; and

WHEREAS, 90% of the lots, computed on the basis either of acreage or numerically, have not been sold; and

WHEREAS, Richard P. Cook, acting as the initial planning committee, deems the following changes to be beneficial to the majority of the record owners of the lots in the subdivision because:

1) by virtue of a substantial change in the eastern boundary of the subdivision, occasioned by a resurvey of the Forest Service boundary, the lots abutting on the eastern boundary line were reduced in acreage substantially; and

2) the street which formerly existed along the western boundary of said lots has now become totally unusable for the purposes intended; and

43

172A/63

3) remaining area in said lots is within a flood plain and cannot economically be used for residential development;

NOW, THEREFORE, the following amendment is made in the above-described protective covenants:

1. Paragraph B is hereby amended to read as follows:

"B. AREA OF APPLICATION.

1. These covenants in their entirety are to apply to all lots in Plaza Blanca Subdivision, Unit I, as described above, except Lots 98, 99, 100, 101, 102, 103, 104, and 105."

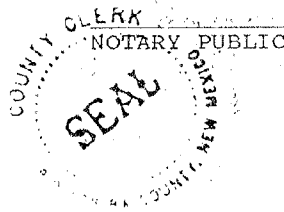
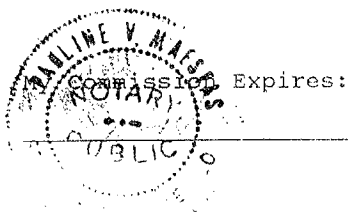
IN WITNESS WHEREOF, the initial planning committee, namely, Richard P. Cook, has hereunto set his hand and seal this ____ day of August, 1989.

INITIAL PLANNING COMMITTEE
PLAZA BLANCA SUBDIVISION, UNIT I

BY Richard P. Cook
Richard P. Cook
Sole Member

STATE OF NEW MEXICO)
: ss
COUNTY OF RIO ARriba)

The foregoing instrument was acknowledged before me this ____ day of August, 1989 by Richard P. Cook, sole member of the initial planning committee for Plaza Blanca Subdivision, on behalf of said committee.



70789
FILED
COUNTY CLERK OFFICE
AT 8:30 O'CLOCK
Book 172-a Page 63-64

DAVID S. GAVEZ
County Clerk Rio Arriba County
New Mexico
By Shirley M. Chavez
64