

Recorded April 29, 1980 9:20 A. M. Rec. No. 135243, Roy D. Martinez, Recorder

**FOR THE MUTUAL PROTECTION AND BENEFIT  
OF PROPERTY OWNERS**

**DECLARATION OF RESTRICTIONS**

THIS DECLARATION MADE THIS 2<sup>nd</sup> day of

JAN 4 1980

1980, BY RIO GRANDE RANCHES OF COLORADO, INC.,

HEREAFTER REFERRED TO AS THE DECLARANT.

WHEREAS, the Declarant is the owner of certain property generally described on recorded plats and Whereas the subdivision plat is recorded in the records of the County of Costilla, State of Colorado, and Whereas the Declarant is about to sell, dispose of or convey the lots as platted and delineated on such maps or plats and the Declarant desires to subject each and all said lots sold after this date to certain protective covenants, conditions, restrictions and reservations (hereinafter referred to as "conditions") between Declarant and the purchasers of the lots in said subdivision.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, That Declarant hereby certifies and declares that it has been established and does hereby establish a general plan for the protection, maintenance, development and improvement of Rio Grande Ranches Subdivision and of each owner thereof, and which said plan shall run with the land and shall run with and pass with said Rio Grande Ranches Subdivision and each and every parcel of land therein, and shall apply to and bind the respective successors in interest, and is imposed upon said Rio Grande Ranches Subdivision as a mutual, equitable servitude in favor of each and every parcel of land therein.

**SAID CONDITIONS ARE AS FOLLOWS:**

1. That no residence erected on the lots described in said map or plat shall be nearer than 25 feet to the front property line, nor 25 feet to any side street line, nor 10 feet to any other side lot line and no other building or enclosure not directly connected to or a part of shall be built, erected or constructed closer than 50 feet to the main residence or within 50 feet of any side street line, nor nearer a side property line of ten feet.
2. No main residential structure shall be permitted on any site in the Tract, the habitable floor space of which, exclusive of basements, porches and two-story dwelling structure, and not less than 800 square feet habitable floor space in case of a basements, porches or garages. Mobile homes, if not 600 sq. ft. must provide porch or veranda, in bring to the equivalent of 600 sq. ft.
3. No temporary buildings, basement, tent, shack, garage, barn or other outbuildings in said tract shall at any time be used for human habitation temporarily or permanently, except as may be authorized by the Costilla Planning Commission under special or temporary permit during the construction of a dwelling.
4. Any building erected upon any of the lots in the subdivision which is constructed of wood, stucco, cement or metal, shall be painted or stained on the exterior, or shall have the color mixed in the final coat.
5. All residences shall have complete and approved plumbing installation prior to occupancy. Owner shall comply with local and state health rules and regulations.
6. No hogs, pigs or swine shall be kept, grazed or otherwise located on the subject property.

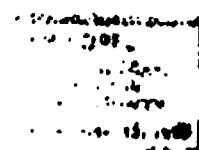
These conditions shall be a covenant running with the land and shall be automatically extended for successive periods of ten (10) years unless by vote of the majority of lot owners of said San Luis Valley Subdivision, such shall be terminated PROVIDED HOWEVER that the Costilla County Planning Commission or other designated authorities may, after proper notice and public hearings, as provided by law, rezone such lots in said San Luis Valley Subdivision, that such zoning change, then such portions not affected shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused his name and seal to be affixed thereto this 2<sup>nd</sup> day of January, 1980.

(CORPORATE SEAL)

ATTEST,

*Alice Holquin*  
ALICE HOLQUIN, Secretary



STATE OF CALIFORNIA

County of Los Angeles

On this 2<sup>nd</sup> day of January, 1980, RICHARD GREENBURG and ALICE HOLQUIN, known to me to be the persons whose names are subscribed to the foregoing instrument, did depose and say that they are the officers of said corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and is indicated after said signatures, and in accordance with the purpose of said instrument freely and voluntarily and for the uses and purposes therein intended.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my seal.

My commission expires 1-1-81

*R.R.*