

SADDLEBACK ACRES

Subdivision Covenants

Developer has established the following covenants and restrictions which will apply to the 4 lot Saddleback Acre subdivision. These covenants will be binding on all purchasers and subsequent purchasers of any of the 4 lots, until all 4 lots have been sold.

1. **Size and Type of Building Used as Permanent Residences:** Permanent residence is defined as any dwelling which is occupied for 200 days or more in a calendar year. Not more than one single family permanent residence shall be placed or constructed on any one lot.
2. **Move-on housing** such as manufactured homes, modular homes and all other Move-on Homes of at least 1200 sq. feet are allowed, however no singlewides are allowed.
3. **New Manufactured Dwelling Houses** (or houses which are not more than 5 years old) of not less than 1200 sq. feet are permitted.
4. All manufactured homes must have their towing devices, axles and wheels removed, and must be placed on a slab, blocks or piers and anchored to the land.
5. All manufactured homes must be completely enclosed from the ground level to the lower portion of the outside wall after placement on the property. Lattice skirting is not acceptable.
6. **Sanitation and Sewage:** No permanent outside toilets will be permitted and all plumbing shall be connected to a septic system approved by the State and Local Department of Health. No well or septic may be placed within 100 feet of any property line.
7. **Trash and Garbage:** No trash, garbage, construction debris or other refuse may be dumped or disposed or allowed to remain upon any lot vacant or otherwise.
8. **Unused Vehicle:** The storage of junked, abandoned or wrecked items, such as motor vehicles, boats or other equipment or materials shall not be permitted on any lot.
9. **Easements:** All lot owners will honor all easements that are currently allowed by the subdivision developer.

The purpose of these covenants is to ensure that all lot owners' investment in said property is safe guarded.



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