

Recorded April 29, 1980 9:25 A.M. Rec. No. 135245 Roy D.  
Martinez, Recorder

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

This Declaration made this 2nd day of January, 1980, by San Luis Valley Ranches, Inc., hereinafter referred to as the Declarant.

WHEREAS, The Declarant is the owner of certain property generally described on recorded plats, and Whereas subdivision plats are 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 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 San Luis Valley Subdivision and each and every parcel thereof, and which said plan shall run with the land and shall inure with and pass with said San Luis Valley Subdivision and each and every parcel thereof, and shall apply to and bind the respective successors in interest and is improved upon, said San Luis Valley Subdivision, as a mutual, equitable servitude in favor of each and every parcel of land therein as to the dominant tenement of tenements.

**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 San Luis Valley Subdivision, the habitable floor space of which, exclusive of basements, porches and garages is less than 800 square feet in the case of one story, one family residential structure, and not less than 600 square feet habitable floor space in case of a two story dwelling structure. In case of a multiple dwelling, the

habitable floor area of each family unit shall be not less than 600 sq. ft.

3. No temporary buildings, basement, tent, shack, garage, barn or other outbuildings in said San Luis Valley Subdivision 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 said lots, which is constructed of wood, stucco, cement or metal, shall be painted or stained in 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, grown 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, 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 governing body may deem to be for the benefit of all lots owners in said San Luis Valley Subdivision. If any portion of the above conditions are not effected by any zoning change, then such portions not affected shall remain in full force and effect.

IN WITNESS WHEREOF, The Declarant has caused its name and seal to be affixed hereon this 2nd day of January, 1980.

SAN LUIS VALLEY RANCHES, INC.  
(CORPORATE SEAL)

By /s/ Richard Greenburg, President

ATTEST: /s/ Alice Holguin, Secretary Duly Notarized