

## **SUMMARY OF COVENANTS FOR ORGAN MESA RANCH, PHASE THREE**

The subdivision plat is filed in the office of the County Clerk of Dona Ana County. A copy of the plat is available for review upon request.

The full covenants and restrictions are also recorded at the Dona Ana County Clerk offices. A copy is available for review upon request, and should be read by prospective purchasers.

Specific disclosures supplement the covenants as an advisory, disclosure of fact or intent, and a general notice to all persons or entities interested in Organ Mesa Ranch Subdivision. They are filed at the Dona Ana County offices.

Below are important highlights of the sensible covenants and restrictions which are designed to enhance and maintain the value, desirability, natural openness and desert beauty of the area.

- Site-built single family residential only, guest or caretaker quarters also allowed.
- 2,200 square feet minimum heated/cooled area, no more than 30 feet high. Minimum of a 2-car garage.
- Only Tuscan or Southwestern style (pueblo, mission or territorial) homes are allowed with earthtone exterior appearance. Pitched roofs must be approved metal, clay or concrete tile. Improvements must be approved by an Architectural Review Committee and built by a licensed general contractor.
- No time limit to commence building.
- All underground utilities. Propane tanks must be buried or screened from view on all four sides. Roofing HVAC units must be screened on all four sides.
- RVs are allowed as long as they are fully enclosed within a garage or motor court.
- To promote open desert space, no more than 10,000 square feet total enclosed courtyard and/or stone walled-in back yard area excluding the footprint of the dwelling and outbuildings. Outside this area, only natural, indigenous planting are allowed.
- Walking access easements on certain trails.