



AMENDMENT TO COVENANTS AND RESTRICTIONS INITIALLY RECORDED ON 05/04/2017

SANDOVAL COUNTY CLERK B: 420 P. 10358

FOR LANDS OF DETHOMAS, LLC PROPERTIES NUMBERED

ONE-B-ONE (1-B-1) AND ONE-B-TWO (1-B-2)

DECLARATION OF COVENANTS FOR LOTS NUMBERED ON 1-B-1 AND 1-B-2, OF THE CLAIM OF EXEMPTION, LOT LINE ADJUSTMENT LANDS OF DETHOMAS, SANDOVAL COUNTY, COUNTY, NEW MEXICO AS THE SAME IS SHOWN AND DESIGNATED ON THE PLAT THEREOF, FIELD IN THE OFFICE OF THE COUNTY CLERK OF SANDOVAL COUNTY CLERK OF SANDOVAL COUNTY, NEW MEXICO ON MAY 2, 2023 IN PLAT BOOK 3 PAGE 5042. SUBJECT TO A SECOND OR SUBSEQUENT SALE, LEASE OR OTHER CONVEYANCE FROM THIS TRACT OF LAND SHALL BE SUBJECT TO THE PROVISIONS OF THE NEW MEXICO SUBDIVISION ACT AND THE SANDOVAL COUNTY SUBDIVISION REGULATIONS.

The above described property is SUBJECT to Patent reservations, conditions, easements Of record and the following restrictive covenants:

- a. No more than one house, single family dwelling
- b. No further subdividing of the subject property
- c. Subject property is to be used for residential purposes only
- d. No two story houses or outbuildings. Maximum house height – 22 feet
- e. No mobile homes, prefab, modular house may be placed on the subject property
- f. No more than three dogs and three cats shall be permitted on the subject property.

No other type of animals are permitted on property (example: horses, pigs, chickens, Goats, cows, etc.)

Hunting/Trapping, Firearms and Explosives. Hunting, trapping and discharge of firearms or other explosives are expressly prohibited. Any type of refuse and other unsightly or offensive and unsightly material is expressly prohibited.

Mineral Exploration. No mining, quarrying, tunneling, excavation or drilling for exploration or removal of any minerals including oil, gas, gravel, rocks, earth or earth substances of any kind shall be permitted.

Business Activity. No business or commercial activity frequented by and open to the general public (and in any event no business or commercial activity which takes place out of doors and no business or commercial activity which creates nuisance shall be conducted on property). Home occupations of the owner are permissible if conducted in the home or studio and in compliance with any rules and regulations governing home occupations. Nothing contained herein shall be deemed to prevent the rental or leasing of a single-family residential unit by the owner.

Garbage. No garbage or trash shall be placed or kept on property except in covered containers. All rubbish, trash and garbage shall be removed and shall not be allowed to accumulate thereon. No incinerator shall be kept or maintained. No garbage, trash

Or debris shall be permitted to be buried on property at any time nor shall the burning
Thereof be permitted.

Grantee agrees to participate in his/her proportionate share of well improvements and
Maintenance on the well located on Lot 1-B-1 of Lands of De Thomas, LLC as set forth
In the well sharing agreement.

Grantors reserve ingress and egress access to existing well house currently on property
1-B-2 for purpose of maintenance of shared well. No fence shall be constructed which would
Prevent access to existing tank which is part of the well sharing agreement.

TIME IS OF THE ESSENCE HEREOF AND THIS AGREEMENT SHALL BE BINDING ON THE
PARTIES HERETO, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

Rosemary Segura-De Thomas
Rosemary Segura-De Thomas

SUBSCRIBED AND SWORN to before me this 22nd day of May, 2023.

Stephen M. Baca
NOTARY PUBLIC

My Commission expires:

Sept. 17th 2025

STATE OF NEW MEXICO
NOTARY PUBLIC
STEPHEN M. BACA
COMMISSION # 1135512
COMMISSION EXPIRES 09/17/2025