

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

**DECLARATION OF RESTRICTIONS**

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 every side street line nor 10 feet to any other side lot line and no other building 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 garages, is less than 600 square feet habitable floor space in case of a one story, one family residential structure, and not less than 800 feet square 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 square feet exclusive of basements, porches or garages. Mobile homes, if not 600 square feet, must provide porch or cabanas, to bring to the equivalent of 600 square feet.
3. No temporary building, basement, tent, shack, garage, barn or other out-building 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 temporary permit, during a 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.
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 a majority of lot owners of said San Luis Valley Subdivision, such shall be terminated.