

**AMENDMENT TO DECLARATIONS OF COVENANTS
FOR
LA PAZ HOMEOWNER'S ASSOCIATION, INC.**

This Amendment to Declaration of Covenants for La Paz Homeowners' Association, Inc. is made this 26 day of April, 2007, by the La Paz Homeowners' Association, Inc. ("Association"), a New Mexico non-profit corporation and Homeowners' Association, concerning the residential subdivision known as La Paz at Eldorado, located in Santa Fe County, New Mexico. To the extent this Amendment conflicts with the Original Declaration of Covenants filed in the Santa Fe County Clerk's Office in book 1359 page 878-936 on the 1st day of April, 1997, at 11:37 AM, as amended and recorded on the 16th day of May 2002 at 2:11 PM in book 2129, page 779-781 of the records of Santa Fe County, and as amended and recorded on the 7th day of October, 2004, at 9:11 AM and recorded as #1349561 of the records of Santa Fe County, and as amended and filed for record on the 4th day of May, A.D., 2006 at 09:55 and duly recorded as Instrument # 1431731 of the Records of Santa Fe County, the following amendments shall control.

The Declaration of Covenants for the Association is amended as follows:

Article VI, Building Standards, Section 6.1(e), Exterior Lights

1. Shielded means the light fixture channels light rays emitted by the fixture in such a manner that light rays are projected below a horizontal plane running through the lowest point on the fixture where light is emitted. Light bulbs shall not be visible below or above the fixture. Light rays shall not be projected above any fixture which is exposed the sky.

Article VI, Building Standards, Section 6.1(f), Small accessory structures

1. These small buildings shall be no larger than 10 x12 foot structures and not exceed 8 feet in height. Storage sheds shall be located within fifteen (15) feet of the dwelling house at the closest point. Any requested variance to the 15 feet distance from the original dwelling house (not to exceed thirty (30) feet) requires review of the Board, and input will be sought from the immediate, effected neighbors.
2. Storage sheds and Greenhouses are subject to the allowed building envelope area for each lot plus property line setbacks and easements as shown on the property survey. Green houses shall be located after approval by the Architectural Committee and review by the Board.
3. These units shall be obscured by screening (dwelling house, fencing and/or plantings). Such screening must be specified at the time of application and completed within three months.
4. There are two styles of storage sheds approved for use.
 - a) Style 1 - Storage units which are designed and built to match the architecture structure, style, stucco and color of the dwelling house. Style 1 units shall be landscaped with evergreen planting to reduce the visual

impact as seen from an adjacent lot or roadway, and have an Architectural review similar to large accessory buildings.

- b) **Style 2 - Ready made units purchased from suppliers which are made of metal, vinyl, wood or plastic, etc., and not consistent with Style 1 above. These units shall require walls/fences and/or evergreen planting sufficiently dense and numerous to cover 75% of the visible area as seen from an adjacent lot or roadway. Color of walls, roof, and trim shall match the colors of the house. Roof must be low reflective.**

Article VII, Other Restrictions, Section 7.9 Fences and Walls.

All fences that were in existence prior to October 7, 2004 when the previous covenants were adopted will be considered in compliance (grandfathered) as of that date unless there was a pending written issue regarding the compliance in existence.

1. **Fences/walls shall be maintained in good and attractive condition as determined by the Architectural Committee.**
2. **Future replacement of any existing fence/wall must at the time of any partial or complete replacement be in full compliance with the current covenants.**
3. **That portion or portions of a home viewed directly from the interior access street or cul-de-sac in La Paz is considered the front of the home. The rear of the house is that portion which is 180 degrees from the front of the house. If clarification is required to help define front/back of a house, a meeting between homeowner and the Architectural Committee will help decide the issue.**
4. **Stuccoed block walls and pilaster shall be stucco with a color to match the existing house.**
5. **Coyote Fences with stuccoed pilasters (pilasters shall be a color to match the existing house).**
6. **Coyote and Cedar/pine slats (stringers on inside) and/or first cut or tailing wood slats may be placed in the rear of the house only**

Article XVIII, General Provisions, 18.1. Enforcement

1. **Any condition existing on the Property on the original date of recording of this Declaration, April 1, 1997, which violates any provision of this Declaration shall be deemed a nonconforming use and shall not be subject to abatement.**
2. **Any condition existing on the Property subsequent to the date of recording of any amendment to this Declaration, which violates any provision of such amendment, shall be deemed a nonconforming use and shall not be subject to abatement.**
3. **Members whose property was in compliance with existing Covenants at the time of purchase or approved by the Architectural Committee prior to this amendment (May 2007) shall be grandfathered.**

Except as amended by this Amendment to Declaration of Covenants for La Paz Homeowners' Association, Inc., and as amended by those amendments expressly

recognized herein, the Declaration of Covenants for La Paz Homeowners' Association, Inc. remains in full force and effect.

IN WITNESS WHEREOF, this amendment is made and effective on the date first above written.

Dated this 26 day of April 2007


Signed


By: Jack Boyland, President

LA PAZ HOMEOWNER'S ASSOCIATION, INC.

Jack Boyland (President of La Paz at Eldorado Homeowners Association) acknowledged this amended Declaration of Covenants for La Paz at Eldorado before me this 26 day April 2007.

For AN ACKNOWLEDGEMENT IN AN INDIVIDUAL CAPACITY
STATE OF NEW MEXICO
COUNTY OF SANTA FE


NOTARY PUBLIC

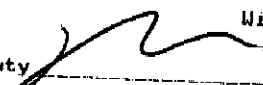
MY COMMISSION EXPIRES

1/31/2011

COUNTY OF SANTA FE)
STATE OF NEW MEXICO) ss

AMENDMENT
PAGES: 3

I Hereby Certify That This Instrument Was Filed for
Record On The 26TH Day Of April, A.D., 2007 at 10:21
And Was Duly Recorded as Instrument # **1480348**
Of The Records Of Santa Fe County

Deputy  Witness My Hand And Seal Of Office
Valerie Espinoza
County Clerk, Santa Fe, NM

