Doc# 20130056030

PROTECTIVE COVENANTS
MIXED-USE

Rio Valley

TO THE CITY OF EL PASO, TEXAS

PART A. PREAMBLE

Rio Valley LLC, being the owner of the described property in El Paso County, Texas:

Rio Valley, City of El Paso, El Paso County, Texas

does hereby establish restrictive covenants on the said property as follows

PART B. RESTRICTIONS APPLICABLE TO ALL LOTS AND BLOCKS:

Blocks 1,2,3,4,5,– No premises or building on the Property shall be used for other than single-family dwelling units or parkland. The construction of two-family or multi-family units on the Property is prohibited. The total number of single family dwelling units within those blocks shall not exceed 99.

Blocks 6, 7, 8, 9, 10, and 13 - No building on the property shall be used for other than single-family, two-family, multi-family dwelling units, or parkland. The maximum number of single family and two family dwelling units shall be 112 . The maximum number of multi-family dwelling units shall be 66 .

Lots 1-13 and Lot 17, Block 11 - No building on the property shall be used for other than single-family, two-family or multi-family dwelling units. The maximum number of single family and two family dwelling units shall be 24. The maximum number of multi-family dwelling units shall be 12.

Lot 14, Block 11 - The property is designated for mixed uses. The nonresidential component of the buildings on the premise is equal to or exceeds twenty percent of the gross square footage of the development.

Lot 16, Block 11 – No premises or building on the Property shall be used for other than general commercial purposes. The construction of single-family, two-family or multi-family units on the Property is prohibited.

Lot 1, Block 14 – The property is designated for mixed uses. The nonresidential component of the buildings on the premise is equal to or exceeds twenty percent of the gross square footage of the development.

Lots 2-18, Block 14 - No building on the property shall be used for other than single-family, two-family or multi-family dwelling units. The maximum number of single family and two family dwelling units shall be 30. The maximum number of multi-family dwelling units shall be 8.

Block 15 - The property is designated for mixed uses. The nonresidential component of the buildings on the premise is equal to or exceeds twenty percent of the gross square footage of the development.

Block 16 - The property is designated for mixed uses. The nonresidential component of the buildings on the premise is equal to or exceeds twenty percent of the gross square footage of the development.

PART C. ENFORCEMENT

The City of El Paso shall have the right to enforce, by any proceeding at law or equity Part B of these restrictions, covenants, conditions and reservations set out in this Declaration. Any amendment to Part B shall require approval of the City Manager or designee to determine if additional parkland fees or dedication is required and such residential development shall not be allowed until such fees are paid. Failure or delay to enforce any covenant herein shall in no event be deemed a waiver of the right to do so thereafter. Except as set forth above, these restrictions, covenants, conditions and reservations may be amended without approval of the City of El Paso.

EXECUTED THIS 2nd DAY OF May, 2013.

Rio Valley LLC

By: _____
Herschel Stringfield, Partner

THE STATE OF TEXAS)
)
COUNTY OF EL PASO)

This instrument was acknowledged before me on the 2 day of May, 2013, by Herschel Stringfield, Partner, Rio Valley LLC on behalf of said limited partnership.

MARIA ELSA ORTIZ
Notary Public, State of Texas
My Commission Expires
January 23, 2015

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

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Official Records of
El Paso County
Delia Briones
County Clerk
Fees $20.00

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I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded by document number in the Official Public Records of Real Property in El Paso County.

COUNTY CLERK OF EL PASO COUNTY TEXAS

EL PASO COUNTY, TEXAS

Delia Briones