



1221 Mercantile Road Santa Fe, New Mexico 87507

**DESIGN FOR APPROVAL FOR SIGNS**

Persuant to Article VI 7.9, of the Declaration of Covenants and Restrictions, the Board of Directors hereby approves of the following described specifications for signs upon and subject to the following terms and agreements:

LOT #: \_\_\_\_\_  
NAME (S) OF OWNER: \_\_\_\_\_

BUILDING SIGN       FOR SALE/LEASE SIGN

DESCRIPTION OF SIGN: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIZE: \_\_\_\_\_  
CONTENT: \_\_\_\_\_  
\_\_\_\_\_

COLOR: \_\_\_\_\_  
MATERIAL: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PLACEMENT: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\*PLEASE INCLUDE A PICTURE OR PHOTOGRAPH OF SIGN\*\*\*

**NEON SIGNS, BANNERS, AND FLAGS SHALL BE PROHIBITED.**  
APPROVED BY:

\_\_\_\_\_  
William G. Prull, Director

\_\_\_\_\_  
J R Darron, Director

\_\_\_\_\_  
James A. Hands, Director

be enforceable by the City of Santa Fe. To the extent that performance of any of the covenants contained in this subparagraph a shall be adjudged to be, or shall by future enactment of the City of Santa Fe become, violative of any zoning or building ordinances of the City of Santa Fe, then such covenants to such extent only shall terminate and cease to have any further force or effect.

(b) Other Restrictions on Space Occupancy. Subject to the provisions of subparagraph (a), to any more stringent covenants or restrictions or record and to any conditions to approval reasonably imposed by the Board of Directors, no improvement or structure (having a self-supported roof and/ or self-supported sidewalls) of any kind, and no part thereof, shall be placed on any site closer to a property line, including any street property line, than is permitted by the zoning and building ordinances of the City or any other governmental authorities having jurisdiction over the construction or placement thereof.

7.7 Completion of Construction. After commencement of construction of any improvements, such construction shall be diligently prosecuted by the Owner to completion in accordance with the plans and specifications therefor approved by the Board of Directors, and their completion shall be effected by the Owner no later than six (6) months from the date of commencement of such construction or such later date for completion as may be approved in writing by the Board of Directors.

7.8 Excavation. No excavation on a site shall be made except in construction of improvements; and upon completion thereof exposed openings shall be back-filled and compacted, and disturbed ground shall be graded and leveled.

★ 7.9 Signs. No sign shall be permitted other than: (a) those identifying the name, business and products of the person or firm occupying an improved site; and (b) those offering a site for sale or lease and having the prior written approval of the Board of Directors. Signs shall only be of such size, design, content and illumination, color, material and placement as shall blend compatibly with the site and buildings they are to serve and shall have been approved in writing by the Board of Directors. Neon signs, banners and flags shall be prohibited. No sign shall be substituted or modified without the prior written consent of the Board of Directors. Signs also shall conform with all sign requirements and restrictions of the City and of record.

The foregoing provisions of this paragraph 7.9 shall not govern or otherwise be applicable to any signs or signage installed by Declarant or its successors or assigns which identify the real property subject to this Declaration (shown on Exhibit "A" hereto) and any additional parcels of real property which became a part of the Richards Avenue