



SUPPLEMENTARY DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
(Annexation Lomas Encantadas Unit 1-F and Unit 1-E Phase 1 and
Tract G Lomas Encantadas 1-G Phase 2)

THIS SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (Annexation of Lomas Encantadas Unit 1-F and Unit 1-E Phase 1 and Tract G Lomas Encantadas 1-G Phase 2) (the “Supplementary Declaration”) is made as of the 14th day of May, 2024, by AMREP SOUTHWEST INC., a New Mexico corporation (the “Declarant”), and LOMAS ENCANTADAS DEVELOPMENT COMPANY, LLC, a New Mexico limited liability company (the “Owner”).

WHEREAS, Declarant filed that certain Master Declaration of Covenants, Conditions and Restrictions For Lomas Encantadas, Rio Rancho, New Mexico recorded on April 28, 2006, in the office of the Sandoval County Clerk at Book 409, Page 21167 as Document No. 200621167, as amended by that certain First Amendment to Master Declaration of Covenants, Conditions and Restrictions For Lomas Encantadas, Rio Rancho, New Mexico recorded on August 1, 2013, in the office of the Sandoval County Clerk at Book 416, Page 21401 as Document No. 2013021401, that certain Second Amendment to Master Declaration of Covenants, Conditions and Restrictions For Lomas Encantadas, Rio Rancho, New Mexico recorded on November 9, 2018, in the office of the Sandoval County Clerk at Book 421, Page 25594 as Document No. 2018025594, that certain Third Amendment to Master Declaration of Covenants, Conditions and Restrictions For Lomas Encantadas, Rio Rancho, New Mexico recorded on November 16, 2022, in the office of the Sandoval County Clerk at Book 425, Page 30383 as Document No. 2022030383, that certain Fourth Amendment to Master Declaration of Covenants, Conditions and Restrictions For Lomas Encantadas, Rio Rancho, New Mexico recorded on August 18, 2023, in the office of the Sandoval County Clerk at Book 426, Page 16347 as Document No. 2023016347, and as amended by Fifth

Amendment to Master Declaration of Covenants, Conditions and Restrictions For Lomas Encantadas, Rio Rancho, New Mexico recorded on March 4, 2024, in Book 427, Page 4471 as Document No. 2024004471 (the “Master Declaration”).

WHEREAS, pursuant to Section 14.1 of the Master Declaration, the Declarant and property owner may annex certain real property identified on Exhibit B to the Master Declaration (the “Annexable Property”) into the Master Declaration;

WHEREAS, Owner is the fee simple owner of the following real property situated within Sandoval County, New Mexico (the “Annexed Property”):

Lots numbered One (1) through Seven (7), inclusive, in Block numbered One (1); Lots numbered One (1) through Fourteen (14), inclusive, in Block numbered Two (2); and Lots numbered One (1) through Eighteen (18), inclusive, in Block numbered Three (3), and Tracts A and B, all within LOMAS ENCANTADAS UNIT 1-F SUBDIVISION, as the same are shown and designated on the Plat entitled “PLAT OF LOMAS ENCANTADAS UNIT 1-F, A SUBDIVISION OF TRACT 13 LOMAS ENCANTADAS, filed November 10, 2005, in Book 408, Page 46844, as Document Number 200546844, Within Sections 22, 23 & 26, T. 13 N., R. 3 E., N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico” filed in the office of the County Clerk of Sandoval County, New Mexico, on April 18, 2024, in Plat Book 3, Page 5213, as Document No. 2024P02209 (Rio Rancho Estates Book No. 34, Pages 72-74)

And

Lots numbered One (1) through Fifteen (15), inclusive, in Block numbered One (1), Lots numbered One (1) through Twenty-One (21), inclusive, in Block numbered Two (2), Lots numbered One (1) through Eleven (11), inclusive, in Block numbered Three (3), Lots numbered One (1) through Twelve (12), inclusive, in Block numbered Four (4), Lots numbered One (1) through Seven (7), inclusive, in Block numbered Five (5), Lots numbered One (1) through Eight (8), inclusive, in Block numbered Six (6) and Tracts A, B, C, D, E, F, G, H, I, J, K and L, all within Lomas Encantadas Unit 1-E, Phase 1, as the same are shown and designated on the Plat entitled “FINAL PLAT OF LOMAS ENCANTADAS UNIT 1-E, PHASE 1, A Subdivision of Tract 13-A Lomas Encantadas, filed April 18, 2024, in Book 3, Page 5213, as Document Number 2024P02209, Within Sections 22, 23 & 26, T. 13 N., . 3 E., N.M.P.M., City of Rio Rancho, Sandoval County, New Mexico” filed in the office of the County Clerk of Sandoval County, New Mexico, on May 22, 2024, in

Plat Book 3, Page 5238, as Document No. 2024P02234 (Rio Rancho Estates Book No. 34, Pages 84-86)

And

Tract G, Lomas Encantadas Unit 1-G, Phase 2, as the same is shown and designated on the Plat entitled "PLAT OF LOMAS ENCANTADAS UNIT 1-G, PHASE 2 SUBDIVISION, BEING TRACT 12-A OF LOMAS ENCANTADAS UNIT 1-G, PHASE 1 SUBDIVISION, Filed 10/25/2022, in Book 3, Page 4958, As Document Number 2022P01954, Within Sections 22, 23, 26, & 27, T. 13 N., R. 3 E., N.M.P.M., City of Rio Rancho, AND TRACT 'G' BEING A REPLAT OF LOTS 20, 21, 22, BLOCK 171 RIO RANCHO ESTATES UNIT TWENTY, Filed 06/19/1972, in Book 2, Page 62, as Document Number 53211, Within Sections 26, 27, 34 & 35, T. 13 N., R. 3 E., N.M.P.M., Sandoval County, New Mexico", filed in the office of the County Clerk of Sandoval County, New Mexico, on August 7, 2023, in Plat Book 3, Page 5080, as Document No. 2023P02076 (Rio Rancho Estates Book No. 33, Pages 96-98);

WHEREAS, the Annexed Property is a portion of the Annexable Property as defined in the Master Declaration; and

WHEREAS, Declarant and Owner desire to annex the Annexed Property into the Master Declaration.

NOW, THEREFORE, Declarant and Owner, pursuant to Article 14.1 of the Master Declaration, agree as follows:

1. Declarant and Owner do hereby annex the Annexed Property into the Master Declaration. The Annexed Property shall be held, conveyed, hypothecated, encumbered, leased, rented, used, occupied, and improved subject to the Master Declaration, and owners of Lots (as defined in the Master Declaration) shall be Members (as defined in the Master Declaration) of the Lomas Encantadas Master Association, Inc., a New Mexico nonprofit corporation. The Master Declaration shall run with and be binding upon the Annexed Property as stated in the Master Declaration.

2. Except as expressly amended herein, the Master Declaration shall remain in full force and effect and is hereby ratified by Declarant and Owner.

IN WITNESS WHEREOF, Declarant and Owner have executed and acknowledged this
Supplementary Declaration as of the date first written above.

DECLARANT:

AMREP SOUTHWEST INC.,
a New Mexico corporation

By: _____

Brian L. Earnest
Vice President, Home Building

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANDOVAL)

The foregoing document was acknowledged before me on May 24, 2024, by Brian L. Earnest, Vice President, Home Building, of AMREP Southwest Inc., a New Mexico corporation.

STATE OF NEW MEXICO
NOTARY PUBLIC
KAREN LEE WARD
Commission # 1021567
My Comm Exp Nov 18, 2025

Notary Public

OWNER:

**LOMAS ENCANTADAS DEVELOPMENT
COMPANY, LLC**

a New Mexico limited liability company

By: _____

Jarrod Likar
Vice President, Land Development

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANDOVAL)

The foregoing document was acknowledged before me on May 24, 2024, by Jarrod Likar, Vice President, Land Development, of Lomas Encantadas Development Company, LLC, a New Mexico limited liability company.

STATE OF NEW MEXICO
NOTARY PUBLIC
KAREN LEE WARD
Commission # 1021567
My Comm Exp Nov 18, 2025

Notary Public