AFFIDAVIT OF NONENFORCEMENT OF RESTRICTIVE COVENANTS

STATE OF NEW MEXICO, COUNTY OF CATRON

To Be Filed With The Catron County Clerk as 'Affidavit Affecting Title'

BEFORE ME, the undersigned authority, personally appeared the Board of Directors of the Tee Pee Ranch Landowners' Association, who, being by me first duly sworn, depose and say:

1. That the TPLOA is active only in the maintenance of Roads, Wells, and Pavilion.

2. That the Restrictive Covenants (CC&Rs) of 1988 have never been enforced through a consistent, decades-long history.

3. That the voting thresholds required to amend said documents are mathematically impossible to achieve (192 Affirmative votes required from 196 owners, as of 01 March 2026 and unlikely to change). The threshold has been functionally impossible for over a decade and as long as reform has ever been considered.

4. That any person purchasing property within the Ranch takes title with **Actual Notice** (many clear violations seen from a drive around the subdivision) of these unenforced standards.

We, the below signers concur with the above assessment:

Signed by:

Secretary Signature: Absent **Date:** _____

President Signature: Ben Ramos **Date:** 9/15/26

Vice President Signature: M. L. Valle **Date:** 9/15/26

Treasurer Signature: Absent **Date:** _____

Executed on 10/15/26 [Date] in Datil NM [City, State].

Sworn to and subscribed before me this 15 [Day] of October [Month], 2026 [Year].

[Notary Public Signature] Tonia Falls
[Notary Public Name] TONIA FALLS
Notary Public, State of [State] New Mexico.

My commission expires: [Date] 7/7/29

[Notary Seal]

TONIA FALLS
Notary Public
State of New Mexico
Comm. # 2006721
My Comm. Exp. Jul 7, 2029