

**INFORMATION – TIERRA GRANDE SUBDIVISION, Units 1-5 & 9-24**

Tierra Grande Improvement Association, Inc.  
PO Box 1388  
480 Rio Communities Boulevard, Suite H  
Rio Communities, New Mexico 87002  
(505) 864-2345 or fax (505) 861-3903 or e-mail address: [info@tierragrande.org](mailto:info@tierragrande.org)  
Web Site: <http://www.tierragrande.org>  
Designated Agent / Administrator: Sue Moran  
Assistant Administrator: Janie Earthman

1. You will be required to pay a yearly assessment fee to Tierra Grande Improvement Association, Inc. according to **lot size and for each lot that you own**. For full details, download a copy of the Indentures from our web site:

\$30 for 5 – 9.9 acres	\$60 for 20 – 39.9 acres
\$45 for 10 – 19.9 acres	\$75 for 40+ acres

The fees collected are used to provide infrastructure to promote development, i.e. power lines, road work, fire station, etc.

2. There are restrictive covenants in Tierra Grande. For full detailed restrictions, download a copy of the Protective Covenants from our web site. Basic restrictions are:

\*No mobile, manufactured or modular homes allowed (even on a permanent foundation).

\*All house plans must be approved by the Architectural Control Committee before beginning construction. Submit 2 full sets of construction drawings, including details on materials and color scheme, elevations, a sketch of the finished home with septic system and water well locations marked. Include a letter stating expected completion date and any other plans which may or may not deviate from the covenants. The committee has 30 days to approve plans.

\*Lots are zoned rural residential. Single family residential only. No manufacturing, commercial or business operation other than arts, crafts or professions operated solely by the members of the family occupying the residence.

\*You cannot subdivide your lot smaller than five acres.

\*Your home must be 2,000 square feet or larger, including heated and unheated space.

\*Only ordinary household pets are permitted, with the exception of two horses per five acres, no other farm animals.

\*Your home cannot exceed 2½ stories in height.

\*There are specific setbacks for building near your property line.

Keep in Mind that - New Mexico is an “open range” State which means that if an owner does not want large animals roaming on to the property, it is the owner’s responsibility to fence the animals out.

3. Street / Mailing Address - know your legal description: (Unit-Block-Lot) AND the County, Township, Range & Section to your lot AND the street name. For street / mailing address call Valencia County Planning and Zoning (505-866-2053) OR Socorro County Planning & Zoning (575-835-0589).

4. Lot survey: \$250 - \$750 for most lots.

Rio Grande Engineering	(505) 764-8891	David Tibbett’s Surv.	(505) 865-0396
David Soule	(505) 872-0999	Lynn Engineering	(505) 869-3548

5. Power line extension: Approximately \$20,000 per ½ mile, at 6% interest. You must pay 20% down. Up to \$12,000 can be amortized over 5 years. Contact Socorro Electric Cooperative, (575) 838-6420 or NM toll free 1-800-351-7575. It is the owner’s responsibility to make arrangements with Socorro Electric to bring power to the lot.

**There is a 5-foot utility easement along each side of all lot lines. Socorro will honor the utility easement IF the power lines go underground. Otherwise the power lines will follow the road. Socorro Electric Cooperative will cut or trim back trees that endanger power lines AT NO COST**

If you are considering using solar panels to help power your home please contact SEC, at (575) 838-6420, for more information and to assure the proper precautions are in place for the safety of Socorro Electric workers.

6. Telephone service: Century Link 1-800-244-1111      Wi-Power      1-866-215-5333
7. Internet service [www.HughesNet.com](http://www.HughesNet.com) [www.WildBlue.com](http://www.WildBlue.com) [www.Wi-Power.com](http://www.Wi-Power.com) [www.Dish.com](http://www.Dish.com)
8. Architectural Control Committee: Refer to #2. Contact the Tierra Grande Improvement Association office at (505) 864-2345.
9. Water well drilling: Wells are 300 – 700 feet deep. Expect to spend at least \$18,000-\$25,000
- |                     |                |                     |                |
|---------------------|----------------|---------------------|----------------|
| Gallup Drilling     | (800) 485-1477 | Gilbert Pump & Well | (505) 865-6923 |
| Moya Drilling       | (505) 869-9188 | Rogers & Co.        | (505) 877-1030 |
| Maez's Water Source | (505)865-7817  | American Drillers   | (505)-271-2552 |
| Elliott Brothers    | (575) 772-2677 |                     |                |
10. Septic tanks: Approximately \$4,500-\$6,500
- |                       |                |                         |                |
|-----------------------|----------------|-------------------------|----------------|
| RC Septic             | (505) 873-4230 | LAV Construction/Septic | (505) 315-1124 |
| Rick's Septic Systems | (505) 865-6796 | G & E Septic Tanks      | (505) 865-6409 |
|                       |                | Frank's Septic          | (505) 864-4208 |
11. Garbage services:                      A/C Disposal                      (505) 866-1010
12. County Offices:
- |                         |                        |                        |                |
|-------------------------|------------------------|------------------------|----------------|
| <b>Valencia County:</b> |                        | <b>Socorro County:</b> |                |
| Treasurer               | (505) 866-2090         | Treasurer              | (575) 835-1701 |
| Assessor                | (505) 866-2065         | Assessor               | (575) 835-0714 |
| Clerk                   | (505) 866-2073         | Clerk                  | (575) 835-0423 |
| Manager                 | (505) 866-2005         | Manager                | (575) 835-0589 |
| Planning & Zoning       | (505) 866-2053         |                        |                |
| Animal Control          | (505) 866-2479         |                        |                |
| Code Enforcement        | (505) 866-2003 or 2053 |                        |                |
13. State Offices:
- For Building Permits & Inspections:** Construction Industries Division (CID)  
[CID.Inspection@state.nm.us](mailto:CID.Inspection@state.nm.us)      Call: 505-222-9813  
 Online permitting available at:  
[www.rld.state.nm.us/cid](http://www.rld.state.nm.us/cid)      Call: 877-243-0979
- For Well Permits and Changes:**      NM Office of the State Engineer:  
 Call: 800-928-3766
14. SOME general contractors/builders for the Belen area: There are numerous builders in the Albuquerque/Belen area.
- |                        |                      |
|------------------------|----------------------|
|                        | 505-                 |
| Miera & Sons           | 861-5065 or 720-8138 |
| PG Enterprises         | 873-9593             |
| Services Unlimited     | 440-8100             |
| Son Rock Builders      | 859-2946             |
| Spencer's Custom Homes | 388-2481             |
| Yoeder Construction    | 864-0499             |
15. Other Services:
- |                                    |          |  |
|------------------------------------|----------|--|
| Delgado Drafting & Designs         | 463-1338 | Architectural Drafting & Design            |
| Delta Third Design                 | 864-3993 | Architectural Drafting & Design            |
| Hopkins Concrete & Sons            | 489-3255 | Concrete, sidewalks, footings, masonry     |
| Miller Concrete Service            | 864-9655 | Driveways, sidewalks, footings, masonry    |
| PG Enterprises                     | 873-9593 | Earthwork / paving / sand & gravel         |
| Dan Trujillo                       | 328-7389 | Gravel / earthwork                         |
| Maine-ly Electric                  | 864-7332 | Electrician                                |
| Techniques Painting – Luis Sanchez | 804-6384 | Painting, Interior – Exterior              |
| R & S Painting                     | 864-6714 | or 220-4957 Painting – Interior – Exterior |
| Martinez Plumbing & Mechanical     | 865-1692 | Plumbing & HVAC                            |
| Leonard's Refrigeration            | 864-0981 | or 450-3384 Plumbing, Heating, Cooling     |
| Gerald Martinez                    | 440-0796 | Plumbing, Heating, Mechanicals             |
| Koch Mechanical                    | 344-2025 | Radiant Heat                               |
| Four Seasons Roofing Company       | 864-6474 | or 440-8665 Roofing – All types            |

<u>Other Services (cont'd)</u>	(505)
Services Unlimited	864-1812 Pest & Weed Control
Tru-Kill Pest Control	864-2523 Pest Control
Cross Country	869-4509 Propane
Lopez L P Gas	865-0581 Propane
Ortega Propane	345-4910 Propane
LAV Construction	859-0917 Fencing
The Works	321-7660 Fencing & Barn Construction
Lonnie Green	847-0535 Fencing
Self's Pump Service	480-3696 Well/Pump Service
The Sound Hoof	253-651-3633 (ferrier services)
Rivendell Farm	861-5430 Small & Large Animal Sitting
Rio Metro	352-3595 Dial-a-Ride or Rail Runner Info.

14. Night Sky Protection Act:

One of many reasons people decide to live in Tierra Grande is the beauty of the night sky. The New Mexico Heritage Preservation Alliance has declared the New Mexico night sky one of the state's Most Endangered Cultural Resources. In an effort to protect New Mexico's night skies, the Alliance has developed a Consumer Guide to Night Sky Friendly Lighting which is available on line at [www.nmheritage.org](http://www.nmheritage.org).

15. <u>Appraisers:</u>	(505)
Evergreen Appraisers	565-8444
Geraldine Feron & Associates	864-2833

16. <u>Title/Escrow Companies:</u>	
Valencia County	(505)
Fidelity Title	866-6666
Rio Grande Title	883-6969
Stewart Title (Ryan Smith)	828-1700

Socorro County	(575)
Security Title (Socorro County)	835-1440
Socorro Title	835-3649

17. Roads

**ALL** roads in Tierra Grande are dirt roads. Maintenance of roads is **NOT** the responsibility of Tierra Grande. **The income Tierra Grande receives from annual assessments is inadequate to support the repair or maintenance of roads.**

A. Valencia County

If you build in Tierra Grande in Valencia County, once your approved plans are submitted to the County and you start building, the road to your lot MAY be improved (bladed) and a street sign put up **IF** the road is on the list of roads approved for maintenance by the Valencia County Road Department. You must contact the road department directly at 505-866-2473.

B. Socorro County

If you build in Tierra Grande in Socorro County, it is the homeowner's responsibility to blade in and maintain the road to their home. **Socorro County will not maintain any roads in Tierra Grande**

18. Emergency Contact Information

Non Emergency Number to report suspicious activity in **Valencia County – 505-866-2460**

**State Police - District 5 (505) 866-2460 for dispatch**

Non Emergency Number to report suspicious activity in **Socorro County - (575) 835-0741 (Cell Phone users should call the 841-9256 number in lieu of 911** as their 911 # gets them transferred to Albuquerque.)

19. Community Watch

There is an independent Community Watch in effect in Tierra Grande.