

TGIA Efforts on Members Behalf:

- Built a Fire Station
- Extended Power/Phone Lines
- Installed Fencing
- Improved Roads/Culverts
- Installed Signs/Archways
- Protects Property Values
- Protects the Open Space

**Average Annual
Assessments Collected: \$103,000
Members: 2,569
Assessed Lots: 3,527**

**Annual Assessments
Per Lot:
Effective 2020**
5 - 9.99 Acres - \$50
10 -19.99 Acres - \$75
20 -39.99 Acres - \$100
Over 40 Acres - \$125

Without Assessments, TGIA would not have the operating funds necessary to enforce the Protective Covenants – Currently, through Architectural Control and the Board of Directors oversight, the Tierra Grande community is protected from having lots subdivided to less than 5 acres, and no structure is allowed that is not in keeping with the integrity of the community.

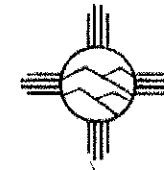
TIERRA GRANDE ASSOCIATION MISSION STATEMENT

It is the Mission of the Tierra Grande Association and its Board of Directors to:

- Protect the Integrity and Secure the Future of Tierra Grande by:
 - Monitoring compliance with and enforcing the protective covenants
 - Adopting and publishing rules and regulations governing the use of Tierra Grande property
 - Establishing assessments and collecting annual charges and all other charges referred to in the indentures which are contained within the protective covenants
 - Preserving the Open Space

The Board of Directors constantly strives to build an environment of trust, and open communication with the members of Tierra Grande.

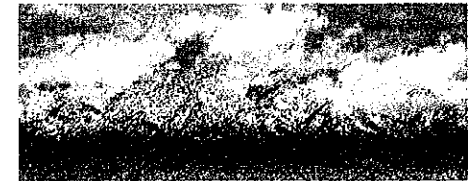
Annual Meeting - The Board of Directors holds its Annual Membership Meeting generally on the third Saturday in July. The annual election of officers is held at this time. All members are invited to attend.



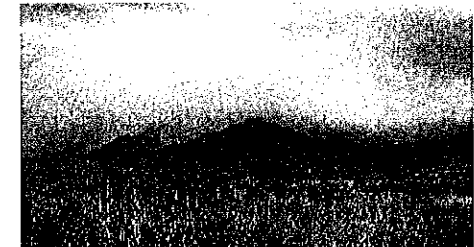
Tierra Grande

Improvement Association, Inc

MEMBER BENEFITS



J Magnussen



J Magnussen

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Board of Directors - The Tierra Grande Board of Directors meets on a monthly basis to govern Tierra Grande in accordance with the Articles of Incorporation. The Board works diligently to promote, develop and protect the common good of its members. All Board meetings are open to the public.

Board Covenant Supervision / Architectural Control Committee – Many people choose to live in Tierra Grande because of the restrictive covenants. Covenants include:

- Residential lots are to be used only for single family site-built residential purposes. (No mobile, manufactured homes.)
- Only one (1) residence per lot is allowed.
- The area under the roof of a single family site built dwelling, including porches and garages, must be 2,000 sq. ft. or more.
- No zone changes from the Rural Residential zone designation
- No commercial purposes other than business use operated by people occupying the residence which retains the rural residential zoning
- No offensive activity, condition, or pollution which may become a nuisance.
- No lot can be less than five (5) acres

TGIA Office/Information Center - The Tierra Grande Improvement Association office distributes information about Tierra Grande and the region through its website and Administrative Office.

The Administrative Office averages:

- 800 visitors a year
- Over 3,500 calls and e-mails each year
- In addition, staff mail or distribute thousands of statements, newsletters and hundreds of information packets annually

Historical Documentation of Property Ownership – TGIA staff work diligently to double check records and make sure that deeds are recorded by the appropriate County prior to changing information in our records to assure that property ownership is protected.

Website – www.TierraGrande.org The Tierra Grande website is designed to provide almost any documentation one might need regarding Tierra Grande. The website contains copies of the covenants, links to local government and much more.

E-Mail – info@tierragrande.org

Newsletter – The Tierra Grande “Tails N Trails” Newsletter is published 3 times a year. It is mailed to all members.

Land Conservancy – Tierra Grande and you the member - own over 14,000 acres of pristine Open Space that is being conserved for recreational use, which does NOT include hunting. Much of that acreage borders on the majestic Manzano Mountains part of the Cibola National Forest. The Manzanos provide beautiful trails and canyons for camping, exploring, horseback riding, hiking and backpacking.

Without the Tierra Grande Improvement Association – The mountain property, Abo Arroyo, and Black Butte, currently protected by Tierra Grande Board supervision, could be destroyed by poachers and vandals. The Board of Directors rigorously protects the integrity of the Open Space for the enjoyment of Tierra Grande residents and members.

Roads: The Board of Directors of Tierra Grande has worked hard to submit as many roads as possible to Valencia County for maintenance. ALL roads in Tierra Grande are dirt roads. Tierra Grande is not responsible for the maintenance of roads in the community and does not have the funds to do so.