

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
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 the 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:

\$50 for 5 – 9.9 acres	\$100 for 20 – 39.9 acres
\$75 for 10 – 19.9 acres	\$125 for 40+ acres

The fees collected are used to support the Mission of the Tierra Grande Association.

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 3 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.

*Lots cannot be subdivided to less than five (5) acres.

*Homes must be 2,000 roofed square feet or larger, including heated and unheated space.

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

*Homes cannot exceed 2 ½ stories in height.

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

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 Rural Addressing (505-866-2053) OR Socorro County Planning & Zoning (575-835-0589).

4. Lot survey: \$250 - \$750 for most lots.
TM Surveying (505) 869-0711 David Tibbett’s Surv. (505) 865-0396

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) 835-0560. Or toll free at 1-888-644-5367. 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 only 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

6. Telephone service: Century Link 1-800-244-1111 Wi-Power 1-866-215-5333

7. Internet service www.HughesNet.com www.WildBlue.com www.Wi-Power.com 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
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|---------------------|----------------|----------------------|----------------|
| 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 | Outrider Wells/Pumps | (505) 480-6350 |
10. Septic tanks: Approximately \$4,500-\$6,500
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|-----------------------|----------------|-------------------------|----------------|
| RC Septic | (505) 873-4230 | LAV Construction/Septic | (505) 315-1124 |
| Rick's Septic Systems | (505) 440-6519 | G & E Septic Tanks | (505) 203-4077 |
| | | Frank's Septic | (505) 864-4208 |
11. Garbage services: Universal Waste (855) 897-6366 OR (505) 377-8833
12. County Offices:
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|-------------------------|------------------------|------------------------|----------------|
| Valencia County: | | Socorro County: | |
| 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) 866-2003 | Manager | (575) 835-0589 |
| Planning & Zoning | (505) 866-2050 | | |
| 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 Call: 505-222-9813
 Online permitting available at:
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)**
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|--------------------|----------------------|
| Call Dave | 328-6743 or 884-9118 |
| Miera & Sons | 720-8138 |
| Miguel Rocha | 319-5459 |
| Services Unlimited | 440-8100 |
| Son Rock Builders | 859-2946 |
| True Builders, LLC | 250-6871 |
| Yoder Construction | 864-0499 |
15. Other Services: **(505)**
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|------------------------------------|----------|--|
| Delgado Drafting & Designs | 463-1338 | Architectural Drafting & Design |
| Delta Third Design | 264-8512 | 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 |
| Techniques Painting – Luis Sanchez | 804-6384 | Painting, Interior – Exterior |
| R & S Painting | 864-6714 | or 220-4957 Painting – Interior – Exterior |
| A-Gee Whiz Mechanical | 620-9423 | Plumbing & HVAC |
| Martinez Plumbing & Mechanical | 440-0796 | Plumbing & HVAC |
| Leonard's Refrigeration | 864-0981 | or 450-3384 Plumbing, Heating, Cooling |
| Gerald Martinez | 440-0792 | Plumbing, Heating, Mechanicals |
| Gary Bently | 280-4891 | Plumbing |
| Koch Mechanical | 344-2025 | Radiant Heat |
| Four Seasons Roofing Company | 864-6474 | or 440-8665 Roofing – All types |
| Services Unlimited | 864-1812 | Pest & Weed Control |
| Tru-Kill Pest Control | 864-2523 | Pest Control |

<u>Other Services (cont'd)</u>	(505)
Cross Country	869-4509 Propane
Lopez L P Gas	865-0581 Propane
Ortega Propane	345-4910 Propane
LAV Construction	315-1124 Fencing
Self's Pump Service	480-3696 Well/Pump Service
SW Carpet Care	869-7000 Carpet Cleaning 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.darksky.org.

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

16. Title/Escrow Companies:

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**

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.)**

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

19. Community Watch

There is an independent Community Watch in effect in Tierra Grande. Please contact the Tierra Grande office for more information at 505-864-2345.