



## TGIA Efforts on Members Behalf:

- Enforce Protective Covenants
- Protect Property Values

**Average Annual  
Assessments Collected: \$208,700  
Members: 2,561  
Assessed Lots: 3,372**

### **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 and preserving Tierra Grande owned lands.
  - Establishing assessments and collecting annual charges and all other charges referred to in the indentures.
  - Preserve TGIA Owned Lands

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

**TIERRA GRANDE**  
**Improvement Association, Inc.**  
**SUPPORTING OUR**  
**MEMBER COMMUNITY**

## MEMBER BENEFITS



Photography by J Magnussen

**P.O. Box 1388**  
**480 Rio Communities Blvd, Suite H**  
**Rio Communities, New Mexico**  
**87002**  
**505-864-2345**  
**Web: [www.TierraGrande.org](http://www.TierraGrande.org)**  
**E-Mail: [info@tierragrande.org](mailto:info@tierragrande.org)**

**Board of Directors** - The Tierra Grande Board of Directors meets monthly 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, modular 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:

- 400 visitors a year
- Over 4,500 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](http://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](mailto:info@tierragrande.org)**

**Newsletter** – The Tierra Grande “Tails N Trails” Newsletter is published three (3) times a year. It is mailed to members in good standing.

**Land Preservation** – Tierra Grande owns over 14,000 acres of land which is being preserved. This land is posted, and some areas are fenced, gated, and locked. TGIA issued permits are required to enter these lands. Members in good standing (paid) are issued an open permit and provided with the gate code. Guest permits are issued on a case-by-case basis. All permits are restricted to TGIA owned land.

**Roads: Tierra Grande does NOT OWN NOR MAINTAIN ANY ROADS in Tierra Grande.** All roads are “public” roads and were accepted by the Valencia and/or Socorro County Commissions back in 1973. However, that does NOT mean the County agreed to maintain the roads. From time to time, TGIA will assist the County to offset costs for specific road improvements in our community. Owners should contact the County directly:

- Valencia County Department of Public Works: **505 866 2473**
- Socorro County Department of Public Works: **575 835 2041**

**Road Improvement Grants** – For those roads in Tierra Grande that are NOT County maintained, Tierra Grande has grants available to help the landowner offset the cost of road improvements and/or culvert installation.