

## SCHEDULE OF FEES & FINES

1. Fee Scale for ACC Services
  - a. Initial Request for ACC Review – No Charge
  - b. Failure to provide copy of the Building Permit - \$50
  - c. 1<sup>st</sup> extension or review - \$100
  - d. 2<sup>nd</sup> extension or review - \$200
  - e. 3<sup>rd</sup> extension or review - \$400
  - f. 4<sup>th</sup> and FINAL extension \$800 and/or non- payment - lien will be placed on the property.
2. Fine Scale Imposed on Properties that are Not in Compliance with the Protective Covenants –
  - a. 1<sup>st</sup> notice – No Charge
  - b. 2<sup>nd</sup> notice - \$250
  - c. 3<sup>rd</sup> notice - \$500
  - d. 4<sup>th</sup> FINAL notice \$1,000 and/or non- payment - lien will be placed on the property.
3. Fee for Temporary Variance to the Protective Covenants During Construction. Fee begins the date the RV / Storage is placed on the property and is payable in six (6) month increments prior to the commencement of construction for a maximum of two (2) years.
  - a. Request to live in a temporary RV or similar – during construction - \$10/month.
  - b. Request to install temporary storage on the property prior to and during construction of a residence - \$10/month.
4. Time Limits
  - a. New Builds – construction time limit in accordance with date of building permit not to exceed two (2) years.
  - b. Temporary RV during construction – renewed every 6 months for a maximum of 2 years.
  - c. Temporary Storage during construction – renewed every 6 months for a maximum of 2 years.
  - d. Temporary RV – not related to construction – limited to two (2) consecutive weeks with permission – with thirty (30) days in between requests. No permanent utility hook up is allowed.
5. Variance - Animals Other Than Two (2) Horses per Five (5) Acres per the Protective Covenants – will be considered on a case-by-case basis.
6. Notice of Lien – a lien will be placed on a lot for nonpayment of fees and fines.
  - a. Initial Lien amount will be the cumulative unpaid charges plus filing fees.
  - b. Escalates \$500 with each 2-year renewal plus any additional charges.
7. Out of Compliance with the Protective Covenants – (Notices of non-compliance with the protective covenants stating specifically what must be corrected will be sent to the owner in accordance with State of NM HOA law.)
8. All Fees/Fines as noted above will be cumulative if not paid.
9. **Foreclosures – It has been the practice of TGIA to select up to ten (10) owners each year who are 2 or more years past due AND properties TGIA believes will be bid on at a foreclosure sale – this meets the fiduciary responsibilities to the members to recover funds expended.**
  - a. **All new foreclosures processed will be charged a \$50 fee.**
  - b. **All new foreclosures sent to the TGIA attorney for foreclosure will be charged a fee of \$300.**
  - c. **Additional legal fees incurred will be charged to the owner accordingly.**
10. Board of Directors Approved Policies/Fee/Fine Scale be Communicated to the Members by:
  - a. Including the policies/fee/fine scale with each new member packet mailing
  - b. Authoring an article regarding these charges/changes in the Tails N Trails
  - c. Adding this information to the Tierra Grande web site

/sdm:ACC\_Fees/Fines

Amended: 3/25/26 (amended to add Foreclosure Fees)

Posted on Web Site \_\_\_\_\_

E-Blast: 03/27/26

Comment Period Closes 4/15/26

If there is no response, policy amended as presented effective May 1, 2026