

SCHEDULE OF FEES & FINES

1. Fee Scale for Architectural Control Committee (ACC) Services
 - a. Initial Request for ACC Review – No Charge
 - b. Failure to provide copy of the Building Permit - \$50
 - c. 1st extension or review - \$100
 - d. 2nd extension or review - \$200
 - e. 3rd extension or review - \$400
 - f. 4th 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. 1st notice – No Charge
 - b. 2nd notice - \$250
 - c. 3rd notice - \$500
 - d. 4th 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: 03/30/26

E-Blast: 03/27/26

Comment Period Closed: 4/15/26

Comments received were incorporated into the record.

Amended Fee Schedule Effective May 1, 2026