

**POLICY
&
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 - \$100
 - d. 2nd extension - \$200
 - e. 3rd extension - \$400
 - f. 4th extension \$800
 - g. 5th and subsequent \$1000
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
3. Fee for Temporary Exception to the Protective Covenants During Construction. Prior to placement of an RV / Storage structure a Tierra Grande exception must be approved, and a building permit is required to be provided. Fee begins the date the RV / Storage is placed on the property
 - a. Approval to live in a temporary RV or similar – during construction - \$100/month.
 - b. Approval to install storage on the property during construction of a residence
 - i. Temporary (< 120 sq ft) \$50/month
 - ii. Permanent (> 120 sq ft) \$100/month (requires separate building permit)

If construction is completed within the 2-year time limit a credit will be applied to the assessment account in the amount of 50% of paid fees + any prepaid unused full months.
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. Storage during construction – renewed every 6 months for a maximum of 2 years.
 - d. Temporary camping – not related to construction – limited to two (2) consecutive weeks with permission – with thirty (30) days in between requests.
5. Exception - Animals Other Than Two (2) Horses per Five (5) Acres per the Protective Covenants – will be considered on a case-by-case basis. – Fines per number 2 above will incur for failure to obtain approval
6. Notice of Lien – a lien will be placed on an owner for nonpayment of assessments, fees or fines.
 - a. Initial Lien amount will be the cumulative unpaid charges plus filing fees of \$100/county.
 - b. Escalates \$500/county 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 SB-150.)
8. Foreclosures – Unpaid assessments of 2 or more years past due will begin being processed.
 - a. All new foreclosures processed will be charged a \$50 fee/lot.
 - b. All new foreclosures sent to the TGIA attorney to begin processing for foreclosure will be charged an initial fee of \$300/owner.
 - c. Additional legal, title search, special master and fees incurred will be charged to the owner accordingly.
9. Miscellaneous fees
 - a. HOA Disclosure
 - i. Electronic - \$100
 - ii. Paper - \$300 + 10¢/page
 - b. Title Transfer - \$65.50
 - c. Returned Check - \$20
10. All Charges/Fees/Fines are cumulative.

11. Board of Directors Approved changes to 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

/rgr:ACC_Fees/Fines

Amended: 6/12/26 (amended to update fees/fines per HOA law)

BOD Approved: 6/24/26

Website for review:6/26/26

Emailed to members: 6/26/26

Comment period: 6/26/26 – 7/10/26

Effective date: 9/1/26