

INFORMATION – TIERRA GRANDE SUBDIVISION, Units 1-5, 7, 9-24

Tierra Grande Improvement Association, Inc.
PO Box 1388
480 Rio Communities Boulevard, Suite H
Belen, New Mexico 87002
(505) 864-2345 or fax (505) 861-3903 or e-mail address: info@tierragrande.org
Web Site: <http://www.tierragrande.org>
Administrator: Sue Moran
Assistant Administrator: Janie Earthman
Board members: Judi Magnussen, Mike Sumner, Carol Gasperetti, George J. Koch, Tim Lardner

1. You will be required to pay a yearly assessment fee to 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:

\$30 for 5 – 9.9 acres	\$60 for 20 – 39.9 acres
\$45 for 10 – 19.9 acres	\$75 for 40+ acres

The fees collected are used to provide infrastructure to promote development, i.e. power lines, road work, fire station, etc.

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 homes allowed (even on a permanent foundation).

*All house plans must be approved by the Architectural Control Committee before beginning construction. Submit 2 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. Fences are approved as to location, height and materials. 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.

*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.

*You cannot subdivide your lot smaller than five acres.

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

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

*Your home cannot exceed 2½ stories in height.

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

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

4. Lot survey: \$250 - \$750 for most lots.

Rio Grande Engineering	(505) 764-8891	David Tibbett's Surv.	(505) 865-0396
Lynn Engineering	(505) 869-3548	MDN Surveying Co.	(505) 865-2869

5. Power line extension: Approximately \$14,000 per mile, 12 – 13 poles per mile, at 6% interest \$1,200 off for every meter. You must pay 20% down and the remainder is amortized over 5 years. Electric usage counts toward balance up to \$100 per month. Contact Socorro Electric Cooperative, Rick Otero, at (575) 838-6420 or NM toll free 1-800-351-7575. 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 Electric Cooperative will cut or trim back trees that endanger power lines AT NO COST**

If you are considering using solar panels to help power your home please contact Rick Otero, at (575) 838-6420, Socorro Electric, for more information and to assure the proper precautions are in place for the safety of Socorro Electric workers.

6. Telephone service is unavailable in some units. At present Qwest is working hard to provide rural service. Allow several weeks for new service. Know your street address, County, Township, Range and Section. Some residents use cellular telephones. Contact Qwest at 1-800-244-1111.
7. Architectural Control Committee: Refer to #2. Contact the Tierra Grande Improvement Association office at (505) 864-2345.
8. Water well drilling: Wells are 300 – 695 feet deep. Expect to spend at least \$18,000-\$23,000
- | | | | |
|-----------------|----------------|---------------------|----------------|
| Gallup Drilling | (800) 485-1477 | Gilbert Pump & Well | (505) 865-6923 |
| J & J Drilling | (505) 869-3281 | Moya Drilling | (505) 869-9188 |
| Rogers & Co. | (505) 877-1030 | | |
9. Septic tanks: Approximately \$4,500-\$6,500
- | | | | |
|--------------------|----------------|-----------------------|----------------|
| Gene Goodson | (505) 864-6352 | LTV Construction | (505) 865-7820 |
| G & E Septic Tanks | (505) 865-6409 | Rick's Septic Systems | (505) 865-6796 |
10. Garbage services:
- | | | | |
|----------------------|----------------|------------------|----------------|
| AC Disposal Services | (505) 866-1010 | Waste Management | (505) 892-1200 |
|----------------------|----------------|------------------|----------------|
11. County Offices:
- | | | | |
|-------------------------|----------------|------------------------|----------------|
| <u>Valencia County:</u> | | <u>Socorro County:</u> | |
| 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) 866-2005 | Manager | (575) 835-0589 |
| Planning & Zoning | (505) 866-2053 | County Planner or | |
| Building Inspector | (505) 866-2043 | Building Inspection | (575) 835-4838 |
12. SOME general contractors/builders for the Belen area: There are numerous builders in the Albuquerque/Belen area.
- | | |
|------------------------|----------------------|
| Enchanted Construction | 505-463-4388 |
| LeeMark Builders, Inc. | 991-3488 |
| Miera & Sons | 861-5065 or 720-8138 |
| Rodeo Construction | 280-3682 |
| Services Unlimited | 440-8100 |
| Spencer's Custom Homes | 459-6861 |
13. Other Services:
- | | | |
|------------------------------------|----------|--|
| Delgado Drafting & Designs | 463-1338 | Architectural Drafting & Design |
| Delta Third Design | 264-8512 | Architectural Drafting & Design |
| MSS Construction | 908-6120 | Additions, Patios, Framing, Porches |
| Services Unlimited, Inc. | 440-8100 | Additions, Patios, Framing, Porches |
| AP Concrete | 550-1430 | Concrete, sidewalks, footings, masonry |
| Hopkins Concrete & Sons | 489-3255 | Concrete, sidewalks, footings, masonry |
| Miller Concrete Service | 864-9655 | Driveways, sidewalks, footings, masonry |
| PG Enterprises | 249-7886 | Earthwork / paving / sand & gravel |
| Maine-ly Electric | 864-7332 | Electrician |
| MSS Construction | 908-6120 | Electrician |
| Airlink | 967-2202 | HVAC |
| Techniques Painting – Luis Sanchez | 804-6384 | Painting, Interior – Exterior |
| R & S Painting | 864-6714 | or 220-4957 Painting – Interior – Exterior |
| Antonio's Plumbing Services | 720-6843 | Plumbing |
| Leonard's Refrigeration | 864-0981 | or 450-3384 Plumbing, Heating, Cooling |
| Rio Grande Enterprises | 459-5041 | or 861-3777 Plumbing, Heating, Cooling |
| Tree's Plumbing, Inc. | 235-2346 | Plumbing |
| Koch Mechanical | 344-2025 | Radiant Heat |
| Four Seasons Roofing Company | 864-6474 | or 440-8665 Roofing – All types |
| Tritium Roofing | 948-0888 | Roofing |
| Blue Sky Landscape Services | 907-0508 | Landscaping |
| PAS – Landscaping/Maintenance | 864-2084 | Landscaping, Grounds Maintenance |
| A to Z Tractor Work | 861-6879 | Tractor Work |
| Services Unlimited | 379-8007 | Pest Control |
| Tru-Kill Pest Control | 864-2523 | Pest Control |
| Enchantment Propane | 864-8299 | Propane |
| Lopez L P Gas | 865-0581 | Propane |
| New Mexico Propane | 869-2071 | Propane |
| Valencia Propane | 865-0300 | Propane |

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.nmheritage.org.

- 15. Appraisers:
 - Mike Schnetzler 505 296-8769
 - Geraldine Feron & Associates 864-2833

- 16. Title/Escrow Companies:
 - Valencia County 505
 - Fidelity Title 866-6666
 - First American Title 565-3300
 - Heritage Title 865-1177
 - Security Escrow 865-3913
 - U.S. Title 866-1713
 - Socorro County
 - JM Abstract (575) 835-1997
 - Security Title (Socorro County) (800) 432-6754
 - Superior Title (575) 835-4743

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.

Link to Roads Maintained by Valencia County in Tierra Grande

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 - 841-9256**

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

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.

Animal Control – Valencia County (505) 866-2479

Code Enforcement – Valencia County (505) 866-2003 or 2053

19. Neighborhood Watch

Tierra Grande has an organized Neighborhood Watch Association. Block Captains are assigned by area. Contact information is as follows:

NW Area	Mary Cate	861-1256	Alternate	John Cassel	864-8254
N Central Area	Jim Shaw	480-4101	Alternate	Gary Spinler	861-7125
NE Area	Roger Martin	861-3306	Alternate	Allen Hancock	864-4250
Central Area	Lori Nolan	861-2050	Alternate	Robert Ritt	864-9421
East Central	Richard Rast	864-8664	Alternate	Kelly Sinclair	864-6930
South East	John Best	288-0586	Alternate	Vacant	