

# Sandia Mountain Ranch Subdivision, Unit Two (SMR) Architectural Control Committee (ACC)

August 3, 2010

Dear Neighbors,

This letter is to introduce you to the Sandia Mountain Ranch Architectural Control Committee (ACC) and outline the purpose and processes of the committee. As most of you know, when each of us purchased our property in the neighborhood, we all agreed to abide by the Covenants, Conditions and Restrictions (the Covenants) which were drafted and duly filed with Bernalillo County by the original developers. These Covenants represent a contract with all our neighbors that we will abide by the rules. It is a fact that covenants, when enforced in a fair and equitable manner, help to enhance and maintain property values.

There are four sets of covenants for our neighborhood; one corresponding with each of the four phases of development. The Covenants are slightly different for each of the phases, so you must ensure that you are referencing the correct set for your phase. Each of the Covenants require, before any construction, remodeling, addition, or alteration of any building, fence, wall, tank, or other structure whatsoever, on any lot or portion of said land, plans shall be submitted and approved by the Architectural Control Committee before start of work.

The committee's primary duties include review and approval of plans for new construction, additions, fences and such. The ACC also has the power, if requested, to grant variances to the covenants where they do not violate any County or other governmental agency law or regulation. Per the Covenants, enforcement of violations is left to an individual lot owner or owners.

To keep things as simple as possible, the ACC is a separate organization from the SMRNA. The current ACC is identified at the end of this letter. The ACC has no funding other than what the members contribute themselves for supplies and our actions are unfunded. Most of us on the committee work full time, have families and other commitments but we are dedicated to providing timely service to our property owners and we pledge to:

- Deal with issues without prejudice. If an individual on the committee feels they cannot objectively deal with an issue, we promise to excuse our self from conversation and action on that issue.
- Conduct business in a professional manner. Our decisions will be in writing and maintained in professional files.
- Not openly discuss personal property matters in an open forum. While the committee wishes to provide some transparency in its business, the details of potential violations pertaining to individual property owners are private matters and the ACC will respect that privacy.
- Try to be reasonable when dealing with individual lot owners while not compromising the rights and safety of other members of the neighborhood. We have established guidelines to help provide consistent and equitable actions from the committee.

Please feel free to contact any member of the committee if you need to have plans reviewed, wish to request a waiver or, more importantly, if you wish to volunteer for this worthwhile effort

Sincerely,

Sandia Mountain Ranch Architectural Control Committee,

  
Jack Brownell      Alex Chavez      Jerry Love      Terry Pehrson      Lynne Schluter      Steve Salk