

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

June 1, 2018

Dear Neighbors,

This letter is to introduce you to the Sandia Mountain Ranch Unit 2 Architectural Control Committee (ACC) duly elected by the property owners on February 20, 2018. This letter also outlines 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 (1, 2, 4 and 5 – currently there is no phase 3). The Covenants are slightly different for each of the phases, so you must ensure that you are referencing the correct set for your phase (for copies of the Covenants please refer to this link: <http://www.smrna.org/Documents#CCRs>). To varying degrees, 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 ACC 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 or detrimentally impact the character of the SMR neighborhood. Per the Covenants, enforcement of violations is left to an individual lot owner or owners.

The ACC is an organization established by the Covenants and is completely separate from the Sandia Mountain Ranch Neighborhood Association, a volunteer membership organization. The current ACC members are 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. All ACC Committee members are property owners in SMR. Some of us 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 ourselves from action on that issue.
- Conduct business in a professional manner. Our decisions are professionally maintained in permanent files.
- Deal with individual property owners in a professional manner. Work to resolve individual property issues while not compromising the reasonable expectations of other residents and not adversely impacting the character of the neighborhood.

Realtors have shown that SMR Unit 2 property values are higher than those of SMR Unit 1 (area around Sedillo Rd to the north and west of our subdivision). While both Unit 1 and Unit 2 have similar covenants, Unit 2 property owners generally respect and comply with the covenants.

Please feel free to contact any member of the committee if you need to have plans reviewed, wish to request a variance or, more importantly, if you wish to volunteer for this worthwhile effort. Please feel free to contact the ACC at any time by e-mail at: ACC@SMRNA.org.

Sincerely,

Sandia Mountain Ranch Unit 2 Architectural Control Committee,

Tom Clifford Jan Conner Ryan Herrington David Smith - Secretary