

# TIERRA VERDE RANCHETTES FAQs

(FAQs of the Tierra Verde Ranchettes from the defunct Tierra Verde Ranchettes forum.)

ANN ALDRICH · TUESDAY, APRIL 26, 2016

Q. How large is the Tierra Verde subdivision?

A. Tierra Verde covers 7 sections which is about 4,480 acres. About 4,100 of these acres have been subdivided into 592 lots. The unplatted area is around Laguna Mason in Unit 5, and the crater of Cerro Leondes in Unit 7.

Q. What is the general location of the Tierra Verde Ranchettes?

A. Tierra Verde is located in the north western part of new Mexico in Cibola County. It is about 30 miles south west of the community of Grants, New Mexico. Grants is about 70 miles west of Albuquerque.

Q. Are cattle currently grazing Tierra Verde?

A. Currently there are only a few cows grazing in Tierra Verde. There are also a few horses.

Q. Are there currently any houses or cabins in Tierra Verde?

A. Yes. There is a house in Unit 7 and a few cabins are being built.

Q. Where can I purchase lots?

A. In addition to Grants real estate agents there are often lots listed in ebay

Q. Is there power in Tierra Verde?

A. Yes. A single power line enters from the West (North end of Unit 4 and South of Unit 2) to the old ranch house and down through Units 3 and 6. Power is being provided by Continental Divide Electric Cooperative, Inc. and they can be reached at (505) 285-6656.

Q. Is there telephone in Tierra Verde?

A. The power poles do not have telephone cable/phone lines.

Q. Is there cell phone coverage at Tierra Verde?

A. Yes ! I had good digital coverage in Unit 1. The carrier I use is Verizon.

Q. Are there survey pins in place?

A. I found metal stakes or survey pins in all corners of my lots.

Q. Are the individual ranchettes marked?

A. The ranchettes were individually marked when they were surveyed in 1974. Unit 1 used wood tags on metal stakes and they are barely readable. Unit 4 used metal tags and they are still identifiable. Units 5, 6, and 7 used rebar survey pins without tags.

Q. Are the secondary roads to individual ranchettes usable?

A. In Unit 1 they are in good condition. In other units they are identifiable, but may not have been used in many years.

Q. Why do the plat maps indicate Valencia County when Tierra Verde is in Cibola County?

A. The ranch was subdivided into Tierra Verde Ranchettes in 1974 and at that time it was part of Valencia County. On June 19, 1981 the western part of Valencia county became Cibola County. Cibola is the newest county in New Mexico.

Q. Do restrictive covenants exist to protect Tierra Verde?

A. Yes. Each unit has its own restrictive covenants since each unit is a separate legal subdivision. Whether or not they have been properly registered and are enforceable is not confirmed. These are the restrictive covenants for Unit 1:

Tierra Verde Unit 1 Restrictive Covenants

#### RESTRICTIONS AND PROTECTIVE COVENANTS

Whereas, the land described on this plat is wholly and totally unrestricted as to use and occupancy, the undersigned owner, for the mutual benefits and enjoyment of the prospective purchasers of the tracts shown on this plat, desire to place the following restrictions and protective covenants on this subdivision; and to this end and purpose, the following restrictions are hereby imposed, to wit:

1. USES: No use or activity may be conducted in this subdivision except those of a residential or recreational nature.
2. RECREATIONAL USE herein is construed to mean; use for a cabin, a second home, a mobile camper, camping, hunting, fishing, all out of door sports and athletics, provided restriction number of 12 below is not violated.
3. BUILDINGS in this subdivision are to be constructed so as not to distract from the natural surroundings. All buildings are to be completed, as to the exterior construction within two years from date construction is started.
4. MOBILE HOMES, house trailers, or camp trailers to be used as recreational dwellings must be covered within 2 years of placement in this subdivision so as not to distract from the natural surroundings.

5. **SUBDIVIDING** – no tract of land in this subdivision may be subdivided into tracts of less than 2 ½ acres in size. No more than one residence or recreational dwelling will be permitted to remain per each 2 ½ acres so subdivided.
6. **OCCUPANCY** is restricted to no more than 4 residence or recreational dwellings per 10 acres.
7. **LIQUID WASTE** within this subdivision must be disposed of by use of a septic tank of not less than 750 gallon, and a drain field, or leach field, of not less than 50 lineal feet 2 feet deep, bedded on gravel 3 feet wide and 1 foot deep. Should the individual use of property in this subdivision warrant a septic tank or drain field of greater capacity or an aeration septic tank system, in order to pass inspection or approval by proper governing authority, the property owner must comply.
8. **SOLID WASTE** of all nature within this subdivision must be buried or hauled away and deposited in an appropriate, acceptable, and authorized depository for same. This restriction is to be carried out by each purchaser at his own expense and as often as necessary so as not to permit solid waste to distract from the natural surroundings.
9. **PRIVATE WELLS** located within this subdivision must be located a minimum of 100' from any septic tank or drain field.
10. **PUBLIC ROAD** right-of-ways are also utility right of ways. Also, there is a 20' utility easement around the entire perimeter of this subdivision.
11. **ROAD MAINTENANCE**, other than blading once a year, if need, by developer (undersigned owner), is to be at the expense of the property owners. At no time is the county of Valencia to be required to maintain the roads in this subdivision unless the Board of County Commissioners elect to do so.
12. **NOXIOUS OR OFFENSIVE**; No noxious or offensive activity shall be carried on upon any tract nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood. Also no motor vehicle in an inoperative condition may be stored or repaired outside of a building on any tract within the subdivision.
13. **TIME LIMIT OF THE COVENANTS**: These covenants are to run with the land and shall be binding on all purchasers of the tracts described herein, or any part thereof, and all persons claiming under or through such purchasers, their heirs, executors, administrators, successors, and assigns, until May 1, 1994, at which time said covenants shall be automatically extended for successive periods of ten years unless by a vote of the majority of the then Owners of the lots in said tracts agree to change said restrictive covenants in whole or in part. If any purchaser or purchasers, or their heirs or assigns, shall violate or attempt to violate any of the covenants herein, it shall then be lawful for any other person or persons owning any real property situated in said subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenants and to either prevent him or them from so doing, or to recover damages or other relief from him or them for such violations.

14. INVALIDATION: Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, the said owner has hereunto affixed his hand and seal this 7th day of Jan, 1974.

TIERRA VERDE INVESTORS

BY:

William N. Campbell General Partner