



Canyon Ridge Additional Developer's Disclosure Information

Additional Information: This Developer's Disclosure is intended to supply additional information to the buyer of a lot at Canyon Ridge.

Developer: Rare Earth New Mexico, LLC
Contacts: Mike Plant, Managing Member mplant@DiscoverCanyonRidge.com
Steve Ziegler, Member sziegler@DiscoverCanyonRidge.com
Kay Ziegler, Executive Assistant kziegler@DiscoverCanyonRidge.com
Rick Rhoads, Ranch Manager rrhoads@DiscoverCanyonRidge.com

Roads and Infrastructure: Road within the development are between 15 and 18 feet wide with ditches and surfaced with natural material as needed. The Developer will be responsible for road maintenance until 80% of the lots are sold and/or until all infrastructure and amenities are complete. At that time the Canyon Ridge Homeowners' Association will be responsible for maintenance and upkeep of the roads.

The Canyon Ridge Homeowners' Association will provide snow plowing within the Ranch, however factors that may restrict the response may include the severity of the winter storm and the availability of equipment and manpower. The State Highway Department plows Highways 84 and 512.

Electric and Telephone: Rare Earth New Mexico, LLC intends to provide within 100 feet of your property line electric service which will consist of alternating current, single-phase, 60 hertz, 120/240 volts which are the standards required for residential installation. Telephone service is intended to be installed to within 100 feet of your property line by Rare Earth New Mexico, LLC, through Windstream. There will be a one-time fee of \$13,500 per lot tract, and a one-time fee of \$4,200 per Ridge Casita payable to Rare Earth New Mexico, LLC. This fee is payable when you submit your house plans for approval to the Canyon Ridge Homeowners' Association, or three years from the date you purchased your parcel, whichever comes first. Each parcel will be assessed this fee.

The cost of extending electric and communication lines to your building site will be the responsibility of each individual property owner. To obtain electric service, you must fill out an application with Northern Rio Arriba Electric Cooperative, PO Box 217, 1135 South Escondido Road, Chama, New Mexico, 87520, or call (575) 756-2181. For telephone service, you must fill out an application at Windstream, 2000 Highway 68, N. Riverside Drive, Fairview, New Mexico, 87533, or call (877) 520-5220.



Water: Canyon Ridge Homeowners' Association will provide a shared water system. Due to the topography of Canyon Ridge, a booster pump or a pressure reduction valve, at Buyer's expense may be necessary for adequate water pressure.

Sewage: Each property owner will be responsible for the installation and maintenance of the waste system selected by the developers as the standard wastewater system. The system selected is AdvanTex System manufactured by Orenco Systems, Inc. due to its long and successful operational history in cold and high altitude environments.

You will be responsible for obtaining and incurring the cost of permits from the State of New Mexico Environmental Improvement Division, 705 La Joya Street, Espanola, New Mexico, 87532. Or call at (505) 753-7256.

Gas: Propane gas is available from the following companies:
Ferrellgas 1210 X. Highway 17, Chama, New Mexico, 87520. Or call (575) 756-2118.
Bob's LP Highway 95 West, Rutherford, New Mexico, 87551. Or call (575) 588-7512.

Building Permits: Your single family house plans must be approved by the Canyon Ridge Homeowners' Association as well as by Rio Arriba County. The process for obtaining approval from the HOA is detailed in the Design Guidelines included in the Developer's Declaration Packet. County permits may be obtained at State of New Mexico Construction Industries Division, 2550 Cerrillos Road, Santa Fe, New Mexico, 87504. Or call (505) 476-4700.

Homeowners' Association: The Canyon Ridge Homeowners' Association has been formed to help enforce the Covenants, Building Guidelines, and to protect the natural resources of the development. Assessments are \$4,050 per year, paid quarterly and are the responsibility of the Buyer. Assessments will not be assessed until the Lodge and Fitness Center are completed.

The Developer will maintain control of the Homeowners' Association until 90% of the parcels of Canyon Ridge have been sold, or until all infrastructures are completed.

Mineral Rights: Rare Earth New Mexico, LLC agrees to transfer any mineral rights owned by it to the buyer.