

NOTICE OF HOMEOWNER ASSOCIATION

(Pursuant to the New Mexico Homeowner Association Act of 2013)

1. Vista Linda Homeowners Association, Inc.
PO Box 2392, Ranchos de Taos, NM 87557
2. Recording data filed in the office of the Taos County County Clerk: Plat Record,
4/22/1970.
3. HOA Articles of Incorporation: 9/19/1996.
4. HOA Bylaws: 9/29/1996.
5. Secretary of State Entity number: 1819366.

Date: 21st day of February, 2017.

Filed on behalf of the Vista Linda Homeowners Association, Inc.

Name and position:

Russell Martenson, President, Board of Directors

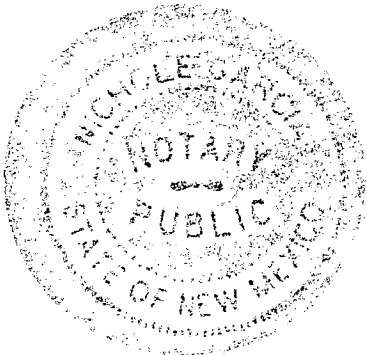
Russell Martenson, President, Board of Directors

Acknowledged before me this 21st day of February, 2017.

[Signature]

Notary Public

My commission expires on 3/25/2019.



STATE OF NEW MEXICO

TAOS COUNTY
ANNA MARTINEZ, CLERK
000418478
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02/22/2017 04:00:43 PM
BY DIANAD



OFFICE OF
THE STATE CORPORATION COMMISSION

CERTIFICATE OF INCORPORATION

OF

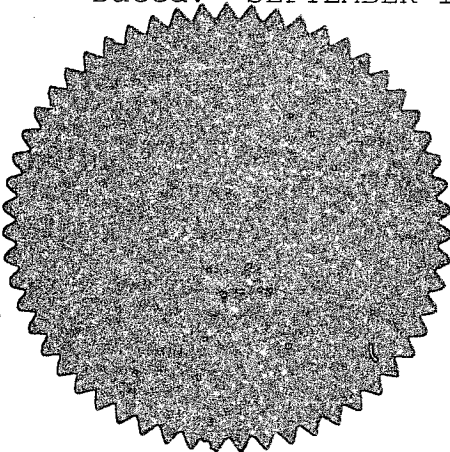
VISTA LINDA HOMEOWNER'S ASSOCIATION, INC.

1819366

The State Corporation Commission certifies that duplicate originals of the Articles of Incorporation attached hereto, duly signed and verified pursuant to the provisions of the
NONPROFIT CORPORATION ACT
(53-8-1 to 53-8-99 NMSA 1978)
have been received by it and are found to conform to law.

Accordingly, by virtue of the authority vested in it by law, the State Corporation Commission issues this Certificate of Incorporation and attaches hereto a duplicate original of the Articles of Incorporation.

Dated: SEPTEMBER 19, 1996



In Testimony Whereof, the State Corporation Commission of the State of New Mexico has caused this certificate to be signed by its Chairman and the Seal of said Commission to be affixed at the City of Santa Fe

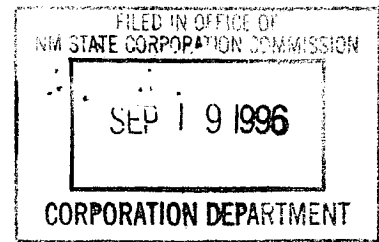
Gloria Instauri

Chairman

Anette Arede

Director

TAOS COUNTY
ANNA MARTINEZ, CLERK
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02/22/2017 04:00:43 PM
BY DIANAD



Articles of Incorporation
for
VISTA LINDA HOMEOWNER'S ASSOCIATION, INC.,
a New Mexico non-profit Corporation

ARTICLE ONE - NAME:

The name of this corporation is The Vista Linda Homeowner's Association, Inc.

ARTICLE TWO - PERIOD OF DURATION OF CORPORATE EXISTENCE

The period of duration of the corporation shall be perpetual.

ARTICLE THREE - PURPOSE:

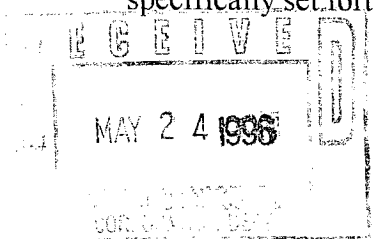
The Corporation is organized under the New Mexico Non-Profit Corporation Act and for all lawful purposes, including, but not limited to, compliance and enforcement of the deed restrictions and restrictive covenants of the Vista Linda Subdivision, Taos County, NM, and the promotion of the health, safety, general welfare, and civic interests of the association's members.

ARTICLE FOUR - MEMBERSHIP :

- Section 1.** There shall be one class of membership in the Corporation
- Section 2.** Any owners of real estate within the boundaries of said Vista Linda Subdivision shall be eligible for membership.
- Section 3.** Membership in good standing shall consist of written application upon forms supplied by the corporation together with current status of said member with regard to payment of any and all dues and assessments

ARTICLE FIVE - GENERAL POWERS :

The Corporation shall have all of the general powers authorized by New Mexico Law, as specifically set forth at NMSA 53-8-5.



5200

ARTICLE SIX - VOTING:

Voting privileges of the membership on any matter properly before them shall consist of one vote per total legal entity owning any land within the territorial boundaries of the Vista Linda Subdivision, regardless of whether said entity owns said land in either multiple or single parcels.

ARTICLE SEVEN - BOARD OF DIRECTORS:

Establishment of Board. The affairs of the Corporation shall be run by a Board of Directors constituted as follows herein.

Section 1. Establishment of Initial Board. There is hereby established an Initial Board of Directors comprised of the Seven persons hereinafter set forth, who shall serve until the Organizational meeting of the general membership.

Section 2. At said meeting there shall be elected by cumulative voting a Board of Directors which shall consist of two Director positions whose term of office shall expire at the annual membership meeting in odd numbered years, and three additional Director positions whose term of office shall expire at the annual membership meeting occurring in even-numbered years.

Section 3. Change in Number of Directors. A change in the number of Directors shall be made only by Amendment to these Articles of Incorporation.

Section 4. Election to Fill Vacancies. At each subsequent annual membership meeting, existing vacancies of the Board of Directors shall be filled by cumulative voting of the members in good standing.

Section 5. Membership of Initial Board. The following persons have consented to serve on the initial Board of Directors, for terms expiring at the Organization meeting of the general membership:

Kelan Emery, whose address is P. O. Box 2671, Taos, New Mexico, 87571

Billy Knight, whose address is P. O. Box 2008, El Prado, NM 87529,

Jan Rea, whose address is P. O. Box 1918, Ranchos de Taos, NM 87557,

Judy Johnson, whose address is P. O. Box 2045, Ranchos de Taos, NM 87557,

Catherine Naylor, whose address is P. O. Box 20, Taos, NM, 87571,

Adelmo Medina, whose address is P. O. Box 2765, Taos, NM, 87571, and

Bill Thomas, whose address is P. O. Box 1747, Ranchos de Taos, NM 87557.

ARTICLE EIGHT - REGISTERED AGENT:

The registered agent of the Corporation is **Lee Deschamps, Attorney at Law**, whose mailing address is P. O. Box 909, Ranchos de Taos, NM, 87557, and whose physical address is #9 Camino de Los Arroyos, Ranchos de Taos, NM, 87557, telephone (505) 751-1112.

ARTICLE NINE - SPECIAL MEETINGS OF THE MEMBERSHIP:

Special meetings of the membership may be called by Notice signed either by the President or any three (3) Directors or by at least fifteen (15%) percent of the members in good standing. Said notice shall be delivered as required by law and no less than ten (10) calendar days prior to said special meeting and shall set forth the specific purpose for which said special meeting is called.

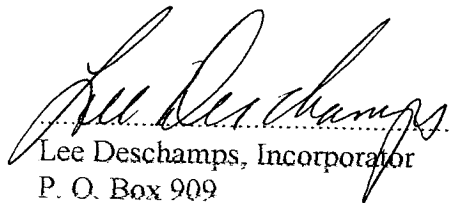
ARTICLE TEN - AMENDMENT:

Any amendment of these Articles or of the Corporation By-laws may occur only at a special meeting of the membership called for that specific purpose upon no less than thirty (30) days notice, or at a regularly scheduled meeting of the membership, and at which regular or special meeting at least twenty (20%) percent of the membership are present and by a vote of at least sixty five (65%) percent of those voting on such amendment.

ARTICLE ELEVEN - ADDRESS OF CORPORATION:

The Mailing Address of the Corporation is P. O. Box 909, Ranchos de Taos, NM, 87557, and its physical address is #9 Camino de Los Arroyos, Ranchos de Taos, NM, 87557, telephone (505) 751-1112.

Dated: April 2, 1996.

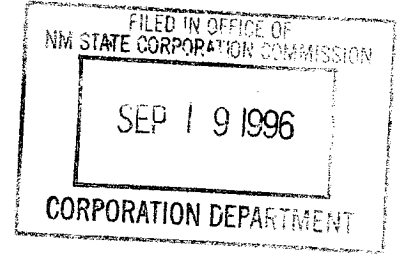

.....
Lee Deschamps, Incorporator
P. O. Box 909
#9 Camino de Los Arroyos
Ranchos de Taos, NM, 87557

**AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT
BY DESIGNATED INITIAL REGISTERED AGENT**

To: The STATE CORPORATION COMMISSION
STATE OF NEW MEXICO

STATE OF New Mexico

COUNTY OF TAOS



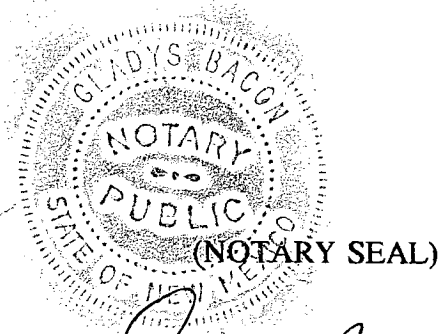
On this 18th day of SEPTEMBER, 1996, before me a Notary Public in and for the State and County aforesaid, personally appeared LEE DESCHAMPS, who is to me known to be the person and who acknowledged to me that the undersigned individual/corporate entity does hereby accept the appointment as the Initial Registered Agent of THE VISTA LINDA HOMEOWNER'S ASSOCIATION, INC.

the corporation which is named in the annexed Articles of Incorporation, and which is applying for a Certificate of Incorporation pursuant to the provisions of the New Mexico Nonprofit Corporation Act .

Lee Deschamps
Registered Agent's Signature (Individual)

OR

Registered Agent's Corporate Name
By _____
Signature of Agent's President/Vice President



Gladys Bacon
NOTARY PUBLIC

My Commission Expires: 10/4/99

Vista Linda Neighborhood Association

Amendment One to Articles of Incorporation

Article Four – Section 3.

The current wording is deleted and the following wording substituted:

Each legal entity as described in Article Six below shall be entitled to one membership upon tender of dues within sixty (60) days of notice of dues payable.

Approved at annual meeting September 13, 2009

Newell E. Boughton Jr. – President



Luis Alvarez – Secretary



BY LAWS

for

VISTA LINDA HOMEOWNERS ASSOCIATION, INC.,

a New Mexico non-profit Corporation

- 1.) **ANNUAL MEETING:** shall be conducted by the President and held on the third Sunday of September of each and every year.
PLACE: in Taos County, NM, *see Appendix A re time*
TIME: at 7:00 p.m.
QUORUM: A quorum for said meeting shall consist of members holding 15% of the votes entitled to be cast on any matters to be voted upon represented in person or by proxy.
- 2.) **MEMBERSHIP DUES:** shall be in the amount of \$25.00 annually, due no later than September 1 each year. Dues shall be prorated or members joining at any other time of the year.
see Appendix A re dues to 50%
- 3.) **VOTING:**
 - A.) **Absentee Voting for Directors:** Absentee voting by postal mail for election of Directors or any other matter authorized by the Directors is specifically authorized herein should the Board of Directors so authorize at least thirty (30) days prior to such vote. In such event, ballots shall be mailed in individual envelopes with First Class postage affixed thereto, to all members requesting ballots who are then in good standing on the fifteenth (15th) day prior to said election.
 - B.) **Opening and tallying of Absentee Ballots:** Said ballots shall be opened and counted immediately after the in person vote is taken on the given matter.
- 4.) **PROXY:** Any member in good standing and any Director may vote by written proxy upon any matter properly before them.
- 5.) **BOARD OF DIRECTORS:** shall consist of the number of Directors set forth in the Articles of Incorporation.
- 6.) **DIRECTORS MEETINGS:** shall be open to the public at all times, shall be held in Taos County New Mexico, and shall be held at least annually within fifteen (15) following the general membership meeting and at such other times and upon such notice as the Board shall determine.
- 7.) **QUORUM:** A quorum of the Board of Directors shall consist of 60% of the members of the Board, exclusive of vacancies.
- 8.) **OFFICERS:** The Board of Directors shall from time to time appoint Officers to conduct the day-to-day affairs of the Corporation. The Offices shall consist of a President, Vice President, Secretary, and Treasurer, and such other positions as the Board may from time to time determine. One

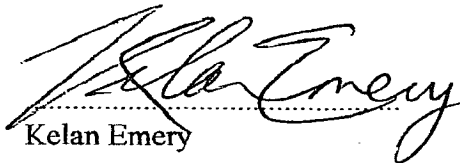
or more offices may be held by the same person, if consistent with law and if the Board so determines. Any general member in good standing selected by the Board, including any individual member of the Board, is eligible to be officers.

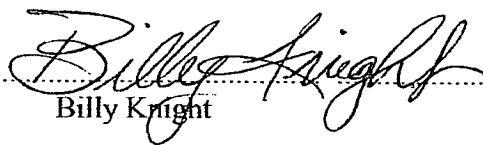
9.) **DUTIES OF OFFICERS:** The duties of officers shall be those determined from time to time by Resolution of the Board of Directors, except that the Books and records of the Corporation shall be kept in the care, custody and control of the Secretary of the Corporation.

10.) **COMMITTEES:** The Board may from time to time appoint such Committees, for such purposes, and with such powers, as the Board shall determine are appropriate for the conduct of the affairs of the Corporation..

11.) **AMENDMENT:** These bylaws may be amended by a 60% majority of the votes cast at any regular or special meeting of either the Board of Directors or of the Membership of the Corporation.

The foregoing By Laws are unanimously adopted, approved and accepted by the Board of Directors, as evidenced by their respective signatures hereto, and effective this 29th day of ~~April~~^{Sept.}, 1996.


Kelan Emery

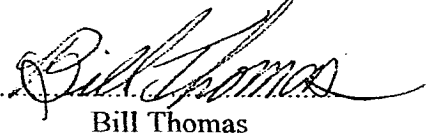

Billy Knight


Jan Rea

.....
Judy Johnson

.....
Catherine Naylor

.....
Adelmo Medina


Bill Thomas

Amendment One to By Laws of the Vista Linda Homeowners Association, Inc.

In accordance with Article Ten of the Articles of Incorporation

The Board of Directors, with a quorum present approved the following amendment on November 23, 2009:

Paragraph 1 is hereby changed to read:

ANNUAL MEETING: Shall be conducted by the President and held during the month of September of every year at such time and place as the Board of Directors shall designate. Written notice shall be mailed to eligible voters at least thirty (30) day in advance of the meeting.

QUORUM: A quorum for said meeting shall consist of members represented in person or by proxy holding 15% of the votes entitled to be cast on any matters to be voted upon.

Paragraph 2 is hereby changed to read \$50.00 in lieu of 25.00 presently stipulated.

Vista Linda Covenants

1. All lots shall be used for residential purposes only and only one single family dwelling shall be created on any one lot sold hereunder except those lots otherwise zoned.
2. Structures erected on any of said lots shall be of a Pueblo style architecture with roofs not to exceed a 3:12 pitch, and shall contain not less than 1,000 square feet of floor space devoted to living purposes unless zoned other than residential.
3. No outhouses (privies), or temporary house trailer, camper, tent, garage or out building, to be used as a residence shall be erected on any lot, except that during the construction of a permanent improvement necessary temporary building for the storage of material may be erected and maintained by the person performing said permanent construction. Any new construction, alteration or remodeling once commenced, shall be completed within on year of commencement.
4. Every building or structure shall comply with all State and County Codes, regulations and requirements as set forth by the County of Taos, State of New Mexico; furthermore said buildings shall be set back from any street line no less than 30 feet; from any side lot line no less than 20 feet, and from any rear lot line no less than 20 feet.
5. No wall, coping or solid fence exceeding 6 feet in height shall be erected on any lot.
6. No cattle, sheep, goats, pigs, rabbits, poultry or other livestock shall be kept, raised or maintained on any lot with the exception of a horse or a pony which may be kept in stable and corral on any lot one acre or larger in size. Said stable or corral shall be kept clean and sanitary with removal of manure and refuse at least twice each month.
7. Each lot at all times shall be kept clean and sightly and no solid wastes, including old machinery, autos or other equipment may be permitted to accumulate or remain exposed on any lot so as to be visible from any road or neighboring lot.
8. All building plans must be submitted by owner for approval by a committee designated by the undersigned owner before any construction begins.
9. Each property owner shall reserve for dedication a minimum of 20 feet surrounding his property for the use of roads or utilities as required.
10. All restrictions contained herein shall constitute covenants running with the land and shall be binding upon owners, heirs, successors and assigns of any owner.

Unless otherwise noted, each lot of 5 acres more or less is further divided into 4 sublots of equal size, 1.25 (unreadable) more or less, lettered in sequence clockwise from the northwest corner of each numbered lot, as per example shown in Lot 58.

(The above covenants are copied from the handwritten plat of Vista Linda Subdivision revised 16 June 1970.

Consent of Owner

Vista Linda Subdivision, Filing No. 1, a subdivision of Block 8 and a portion of Block 9, Plat of Ranchos Orchard and Land Co. in the Gijosa Land Grant, Taos County, New Mexico, is made with the free consent and in accordance with the desire of the undersigned Owner and Proprietor of said land including perpetual dedication of roads 20 feet on each side of all numbered lot boundary lines and restrictive covenants running with the land as follows:

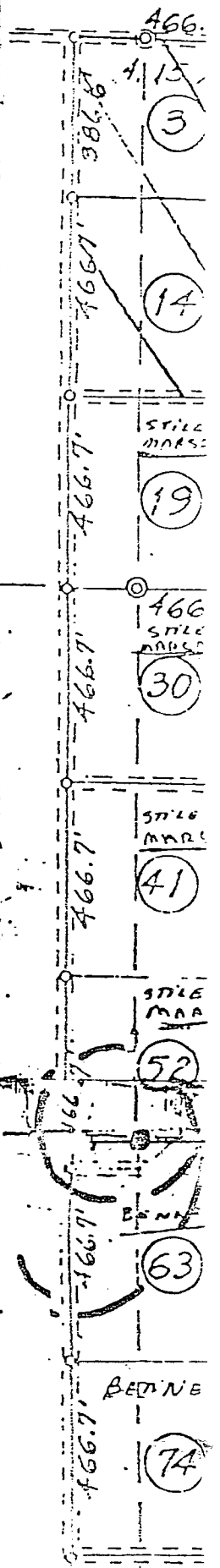
1. All lots shall be used for residential purposes only, and only one single family dwelling shall be erected on any one lot sold hereunder, except those lots otherwise zoned.
2. Structures erected on any of said lots shall be of a Pueblo style architecture with roofs not to exceed a 3/4 pitch, and shall contain not less than 1,000 square feet of floor space devoted to living purposes unless stated otherwise on residential.
3. No outhouses (privies), or temporary house, trailer, campers, tent, garage or old building, to be used as a residence, shall be erected on any lot, except that during the construction of a permanent improvement, necessary temporary buildings for the storage of materials may be erected and maintained by the person performing said permanent construction. Any new construction, alteration, or remodeling once commenced, shall be completed within one year of commencement.
4. Every building or structure shall comply with all state and county codes, regulations, and requirements as set forth by the County of Taos, State of New Mexico; furthermore said buildings shall be set back from any street line no less than 20 feet, from any side lot line no less than 20 feet, and from any rear lot line no less than 20 feet.
5. No wall, coping or solid fence exceeding 6 feet in height shall be erected on any lot.
6. No cattle, sheep, goats, pigs, rabbits, poultry or other livestock shall be kept raised or maintained on any lot with the exception of a horse or pony which may be kept in stable and corral on any lot one acre or larger in size. Said stable or corral shall be kept clean and sanitary, with removal of manure and refuse at least twice each month.
7. Each lot at all times shall be kept clean and tightly and no solid wastes, including old machinery, auto's or other equipment may be permitted to accumulate or remain exposed on any lot so as to be visible from any road or neighboring lot.
8. All building plans must be submitted by owner for approval by a committee designated by the undersigned owner before any construction begins.
9. Each property owner shall reserve for dedication a minimum of 20 feet surrounding his property for the use of roads or utilities as required.
10. All restrictions contained herein shall constitute covenants running with the land and shall be binding upon owners, heirs, successors and assigns of any owner.

Robert Barbey Secretary B BAR H Corporation by Robert Barbey President

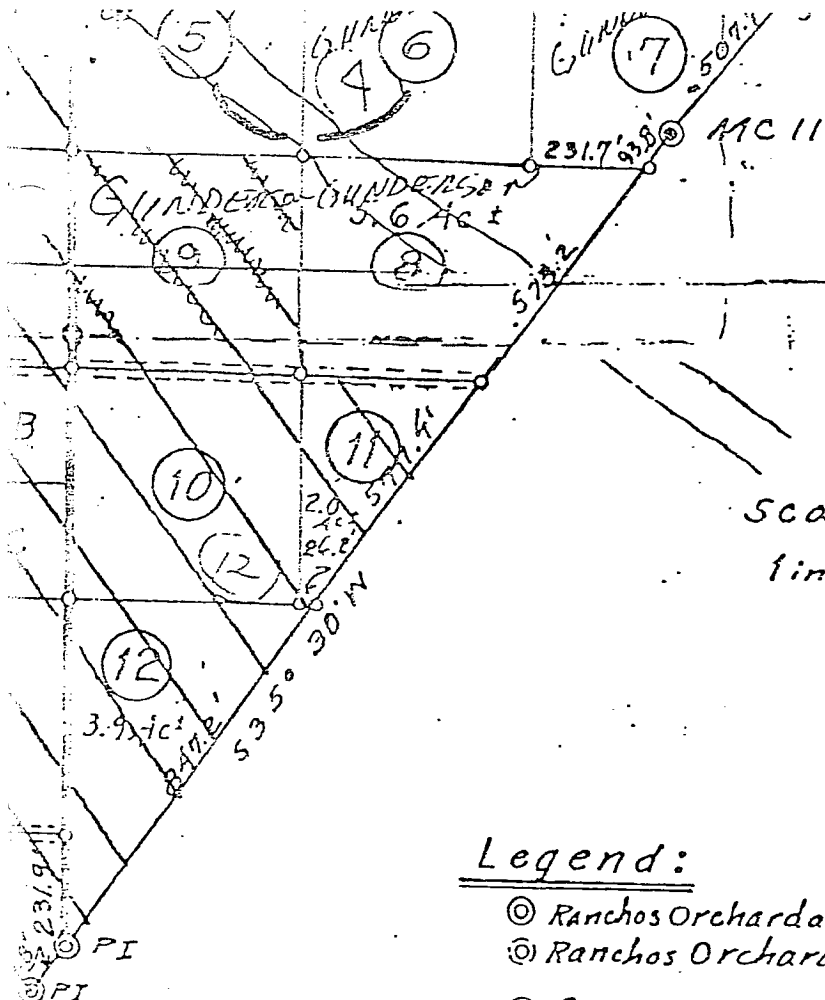
State of Colorado }
 County of La Plata } ss

The foregoing Consent of Owner was acknowledged before me this 14 day of June 1970 by Robert Barbey, President of B BAR H Corporation, a Colorado corporation.

My commission expires
 Oct 20, 1973



TAOS COUNTY
 ANNA MARTINEZ, CLERK
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 BY DIANMO



scale:
 1 inch = 400 feet

Legend:

- ⊙ Ranchos Orchard and Land Co. monument found
- ⊙ Ranchos Orchard and Land Co. monument not found
- ⊙ General Land Office monument found
- ⊙ General Land Office monument not found
- $\frac{3}{8}$ " rebar set for lot corner, this survey

Lots are 5 acres, more or less,
 unless otherwise noted. Each lot of 5 acres
 more or less, is further divided into 4 sublots of equal size, 1.25
 more or less, lettered in sequence clockwise from the northwest
 corner of each numbered lot, as per example shown in Lot 5.

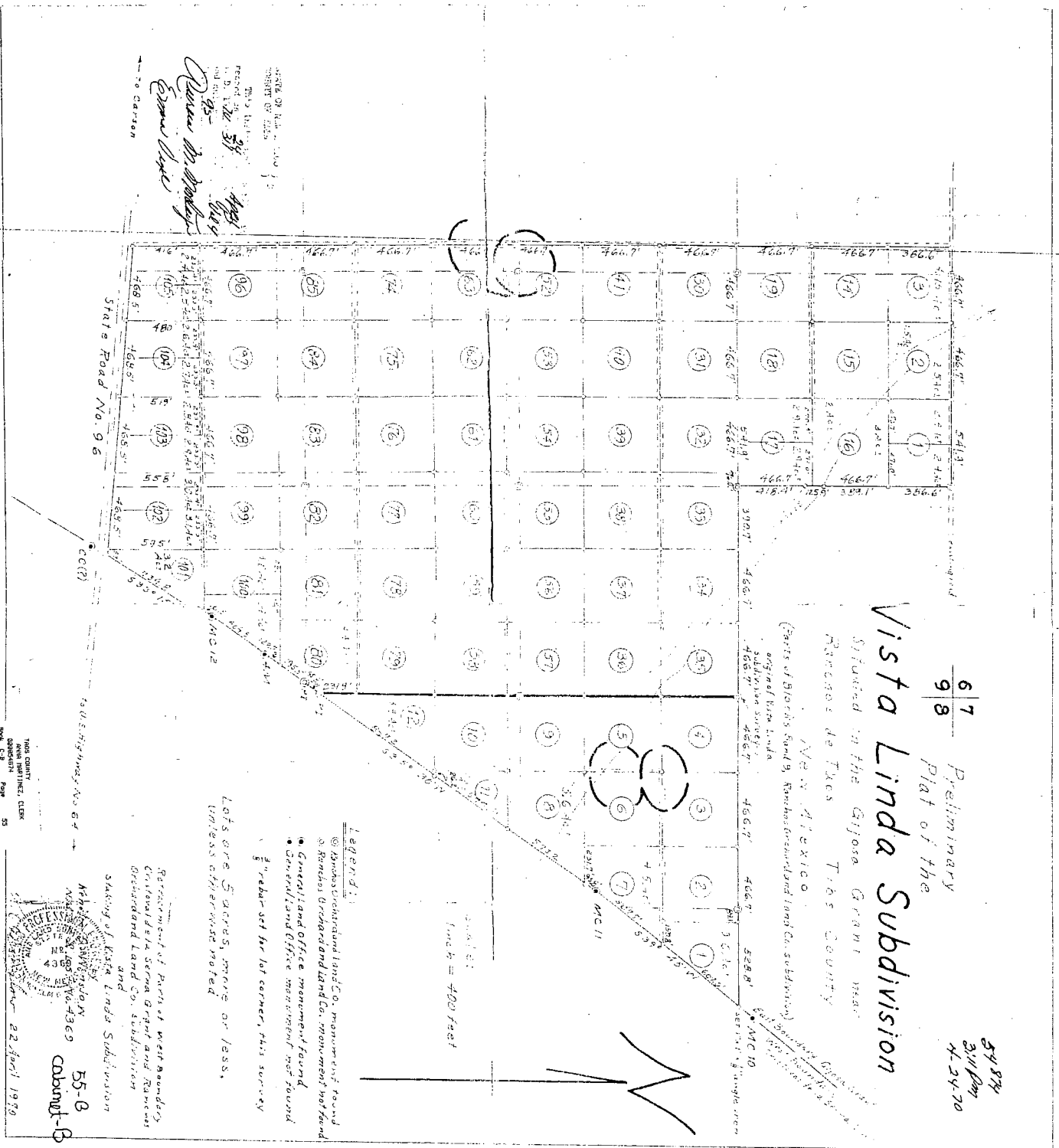
Retracement of Parts of West Bound
 Cristoval de la Serna Grant and Ran
 Orchard and Land Co. subdivision
 and

staking of Vista Linda Subdivision
 by

Kenelm C. Winslow

New Mexico Registered Professional Eng.
 and Land Surveyor
 License No. 4369

to U.S. Highway No. 64 →



**6/7
9/8**
 Preliminary
 Plat of the
Vista Linda Subdivision
 Situated in the Gilgosa Grant near
 Raneros de Ties
 Taos County
 New Mexico
 (Parts of Bloer's and Ramon's Grants)

54 874
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 4-24-70

APPROVED BY
 Anna Martinez
 Clerk
 02/22/2017

Legend:

- Irons-Orchardland Land Co. monument not found
- General Land Office monument found
- General Land Office monument not found
- 1/2" rebar set for lot corner, this survey

Lot's are 5 acres, more or less,
 unless otherwise noted.

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 BY DIANAD

Restatement of Parts of West Boundary
 Coronado de la Sierra Grant and Raneros
 de Ties Land Co. Subdivision
 and
 Survey of Vista Linda Subdivision
 M.C. 11
 55-8
 Cabanett-B
 22 April 1970

Vista Linda Homeowners Association - ANNUAL BUDGET
PO Box 2392, Ranchos de Taos, NM 87557
vlna87557@gmail.com
<https://sites.google.com/site/vistalindaneighborhood>

Beginning Balance \$10,000.00

Revenues

Homeowners Assn Dues \$4,500.00
Road Assessments \$28,000.00
Social Event \$700.00

TOTAL REVENUE: \$33,200.00

Expenses

Administrative Costs -\$300.00
Road Improvement -\$28,000.00
Snow Plowing -\$2,000.00
Road Signs -\$200.00
Social Event -\$700.00
Emergency Expense Fund -\$2,000.00

TOTAL EXPENSES: -\$33,200.00

Ending Balance \$10,000.00

