

Sandia Mountain Ranch (SMR)

Good Neighbor Reminders

Please enjoy your SMR home and property! You have made a significant investment with other likeminded individuals and couples. SMR Unit 2 is a covenant bound community that stands out in a positive way. Your Covenants, Conditions and Restrictions (CC&Rs) protect your investment and the investments of others. CC&Rs for your Phase of the Unit 2 development can be downloaded from this location: <https://smrna.me/index.php/smrna-and-smr-documents/>.

Please read and understand your obligations under the covenants tied to your property. When in doubt, consult the Architectural Control Committee (ACC). Realtor opinions and personal interpretations of CC&Rs are not necessarily authoritative when brought before a court of law. While the ACC does not give legal advice, it is the SMR authoritative body identified in the covenants. Email: ACC@SMRNA.org.

Understand there is a Bernalillo County Animal Waste Ordinance, Chapter 6, Article V, Section 6-54 (Ord. of 2-26-13). It is unlawful to permit a companion animal to defecate on public or private property other than the property of the owner of the animal unless such animal waste is immediately removed and properly disposed of by the person having custody of the animal. See: https://library.municode.com/nm/bernalillo_county/codes/code_of_ordinances?nodeId=BECOCO_CH6AN_ARTVOWDUPRA_C_S6-54ANWA. The SMRNA has placed pet waste bag stations throughout the neighborhood. See: <https://smrna.me/wp-content/uploads/2023/05/SMR-Plat-Map-Boundaries.pdf>.

Recognize there is a Bernalillo County Noise Ordinance, Chapter 30, Article IV (Ord. 137 & 04-21). It is the county's policy to prohibit unnecessary, excessive and annoying noises from all sources subject to its police power. See: <https://www.bernco.gov/planning/consumer-health-protection/health-environmental-ordinances/> and https://library.municode.com/nm/bernalillo_county/codes/code_of_ordinances?nodeId=BECOCO_CH30EN_ARTIVNO.

Complaints for any violation of Bernalillo County ordinances are not handled by the ACC but should first be addressed with your neighbor, if possible, or with the county according to their web site: <https://www.bernco.gov/planning/consumer-health-protection/file-a-complaint/>

Realize there is a Bernalillo County East Mountain Light Pollution Ordinance, Chapter 30, Article VI, Division 3 (Ord. 91-2). Light pollution is defined as artificial light which causes a detrimental effect on the environment, interferes with the enjoyment of the night sky, causes undesirable glare, or unnecessary illumination of adjacent properties. See: https://library.municode.com/nm/bernalillo_county/codes/code_of_ordinances?nodeId=BECOCO_CH30EN_ARTVILIPO_DIV3LIPOOREAMOR or www.delapp.com/codes/lrgordinance-east-mtn.php.

Understand that the county ordinances and the SMR Covenants, Conditions and Restrictions apply to you. Avoid inviting conflicts and possible financial implications due to violations.

Please call 811 before you dig.

Please communicate with the ACC on items covered by the CC&Rs. This is both for the intent to build or alter your property and for the evaluation (official ACC positions) of possible violations of the CC&Rs. A history of communications with the ACC is kept along with variances requested and granted for every property.

Sandia Mountain Ranch (SMR) Architectural Control Committee (ACC). Email: ACC@smrna.org