



**NOTICE OF SPECIAL LEVY
LOMAS ENCANTADAS/ENCHANTED HILLS
PUBLIC IMPROVEMENT DISTRICT
CITY OF RIO RANCHO, NEW MEXICO**

TO: THE PROSPECTIVE PURCHASER OF REAL PROPERTY KNOWN AS :

Lots numbered One (1) through Eleven (11), inclusive, and Lots numbered Twelve (12) through Twenty-Three (23), inclusive, in Block numbered One (1); Lots numbered One (1) through Twelve (12), inclusive, in Block numbered Two (2); and Lots numbered One (1) through Eighteen (18), inclusive and Lots numbered Nineteen (19) through Twenty-Four (24), inclusive, in Block numbered Three (3), all within LOMAS ENCANTADAS UNIT 1-G PHASE 2 SUBDIVISION, as the same are shown and designated on the Plat entitled "PLAT OF LOMAS ENCANTADAS UNIT 1-G PHASE 2 SUBDIVISION, BEING TRACT 12-A OF LOMAS ENCANTADAS UNIT 1-G PHASE 1 SUBDIVISION AND TRACT 'G' BEING A REPLAT OF LOTS 20, 21, 22, BLOCK 171 RIO RANCHO ESTATES UNIT TWENTY", filed in the office of the County Clerk of Sandoval County, New Mexico on August 7, 2023, in Plat Book 3, Page 5080, as Document No. 2023P02076 (Rio Rancho Estates Plat Book No. 33, Pages 96-98) (individually a "Lot" or collectively the "Property");

THIS IS NOTIFICATION TO YOU PRIOR TO YOUR ENTERING INTO A CONTRACT TO PURCHASE A LOT WITHIN THE ABOVE REFERENCED PROPERTY. THE SELLER OF THE PROPERTY IS REQUIRED TO GIVE YOU THIS NOTICE AND TO OBTAIN A COPY SIGNED BY YOU TO INDICATE THAT YOU HAVE RECEIVED AND READ A COPY OF THIS NOTICE.

1. The Property will be subject to a special levy, which is in addition to the regular property taxes and any other charges and benefit assessments on the Property. This special levy will be imposed on the Property because it is located on land comprising the new development known as Lomas Encantadas Unit 1-G Phase 2, which is located within the Lomas Encantadas/Enchanted Hills Public Improvement District (the "District"). If you fail to pay this levy when due each year, the Property may be foreclosed upon and sold. The special levy is used to provide public facilities that will particularly benefit the Property. YOU SHOULD TAKE THIS SPECIAL LEVY AND THE BENEFITS FROM THE PUBLIC FACILITIES FOR WHICH IT PAYS INTO ACCOUNT IN DECIDING WHETHER TO BUY A LOT WITHIN THIS PROPERTY.

2. The maximum annual special levy that may be imposed on the Property during fiscal year 2023-2024 shall not exceed \$1,364.40 per year for any Lot within the Lomas Encantadas Unit 1-G Phase 2 Subdivision of the District, which amount may be increased over time by an amount not exceeding one percent (1%) per year, such that the maximum annual assessment during any tax year shall not exceed \$1,698.00 per

year for any Lot within the Lomas Encantadas Unit 1-G Phase 2 Subdivision of the District; except that the amount of special levy actually imposed may be increased (i) by up to ten percent (10%) as a result of the delinquency or default by the owner of any other parcel within the District or (ii) by an amount to be calculated in accordance with the New Mexico Public Improvement District Act, NMSA 1978, §5-11-1 to -27 (2001), as amended (the "Act") and the District's Rate and Method of Special Levy Apportionment due to a change in the zoning or use of the Land or any portion thereof. The applicable maximum annual assessment is levied each year until all reimbursement certificates are repaid, or for a period of thirty (30) fiscal years, whichever is shorter, and includes payment of administrative expenses, which include, but are not limited to a tax collection fee payable to Sandoval County and other fees as required to administer the District. After the maximum annual assessment has been assessed on the Lot for a period of thirty (30) fiscal years, then the levy shall decrease to only that amount necessary to fund the Lot's pro rata share of administrative expenses. **HOWEVER, IN LIEU OF AN ANNUAL PAYMENT, YOU MAY CHOOSE TO PREPAY AND SATISFY THE SPECIAL LEVY TO BE IMPOSED ON THE PROPERTY. IF YOU WISH TO CHOOSE THIS OPTION, YOU SHOULD SPEAK WITH A REPRESENTATIVE OF THE DISTRICT FOR MORE INFORMATION ON THE PREPAYMENT OPTION.**

3. The District will be fiscally self-sufficient and will receive no direct or indirect financial support from the City.

4. The facilities proposed to be paid for by the money received from the reimbursement certificates to be repaid by the special levy will include those Public Infrastructure Improvements (as that term is defined in the Act) permitted by City Resolution No. 54; Enactment No. 16-54. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired. **YOU MAY OBTAIN A COPY OF THE FORMATION RESOLUTION, WHICH AUTHORIZES CREATION OF THE DISTRICT, AND WHICH SPECIFIES MORE PRECISELY HOW THE SPECIAL LEVY IS APPORTIONED AND HOW THE PROCEEDS OF THE SPECIAL LEVY WILL BE USED, THROUGH THE CITY OF RIO RANCHO'S WEBSITE.**

I (WE) ACKNOWLEDGE THAT I (WE) HAVE READ THIS NOTICE AND RECEIVED A COPY OF THIS NOTICE PRIOR TO ENTERING INTO A CONTRACT TO PURCHASE OR DEPOSIT RECEIPT WITH RESPECT TO A LOT WITHIN THE PROPERTY.

Executed this 17th day of August, 2023, at Sandoval County, New Mexico.

AMREP SOUTHWEST INC.,

a New Mexico corporation

By: *Carey Plant*
Carey Plant, Vice President

ACKNOWLEDGMENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on August 17, 2023, by Carey Plant, Vice President of AMREP SOUTHWEST INC., a New Mexico corporation, on behalf of said corporation.

Karen Lee Ward
NOTARY PUBLIC

STATE OF NEW MEXICO
NOTARY PUBLIC
KAREN LEE WARD
Commission # 1021567
My Comm. Exp. Nov 18, 2025

PURCHASER ACKNOWLEDGMENT OF RECEIPT AND REVIEW:

Signature: _____

Print Name: _____

Signature: _____

Print Name: _____

ACKNOWLEDGMENTS

STATE OF NEW MEXICO)
) **ss.**
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on _____, 20__, by _____.

NOTARY PUBLIC

My Commission Expires:

STATE OF NEW MEXICO)
) **ss.**
COUNTY OF SANDOVAL)

This instrument was acknowledged before me on _____, 20__, by _____.

NOTARY PUBLIC

My Commission Expires: