

Sandia Heights Homeowners Association Assignments (6 Total)

Enforcement Authority Assignments

Six recorded assignment documents transfer certain rights and duties relating to the administration and enforcement of Unit covenants to SHHA and, in some instances, to the Architectural Control Committee (ACC). The assignments were executed at different times, by different entities, and vary in the Units and authority they convey.

The existence of an assignment does not, by itself, establish SHHA's enforcement authority. Each assignment must be read together with the applicable Unit covenant to determine whether, and to what extent, the authority described in the assignment is authorized under those covenants.

The following pages provide excerpts from the six recorded assignments. The complete recorded documents follow, with page references provided for each.

1. Sandia Peak Tram Company Assignment — Recorded February 27, 1995

See full recorded Assignment beginning on page 3.

That assignment covers most of the listed Sandia Heights units, while the other five assignments address Unit 26, Unit 8C, Unit 21, Hawks Landing, and North Tramway Estates.

*"IT IS THEREFORE AGREED that **Sandia Peak Tram Company** hereby assigns to Sandia Heights Homeowners Association and Sandia Heights Architectural Control Committee the **rights and duties to enforce the Covenants** on the following subdivisions: Sandia Heights Addition, Lots 1-40 (North 0); Sandia Heights North (North 1), Units 2 and 3 (North 2 and 3); Sandia Heights South (South 1); Sandia Heights South, Units 2, 3, 4, 5, and 6; Sandia Heights South, Unit 7 including Sandia Haciendas Subdivision Units 1 and 2, **Cedar Hills** Subdivision and Cedar Canyon Subdivision; Sandia Heights South, Unit 8C; Sandia Heights South, Units 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 23, 24, 25, 27A (Unit 27), 27B, 27C, 28A (Unit 28), 28B, and 28C.*

What is missing from the 1995 Assignment document is the following.

South Units 21, 26, Hawks Landing and North Tramway Estates.

There is no Unit 13 nor Unit 22.

2. Unit 26 is Sandia Colony Subdivision — Recorded February 1, 2001.

See full recorded Assignment beginning on page 6.

*For valuable consideration, receipt of which is acknowledged, We, the Grantors for the **Sandia Colony Homeowners Association, and the Architectural Control Committee of Sandia Colony Subdivision**, collectively, do hereby assign to the Board of Directors of Sandia Heights Homeowners Association, Inc., (the Assignees), whose address is P.O. Box 20021, Albuquerque, NM, 87154, all our rights and obligations in and to the **administration and enforcement of the Declaration of Protective Covenants and Restrictions of Sandia Colony Subdivision, Bernalillo County, New Mexico**, which covenants are dated November 22, 1995, recorded November 27, 1995, ...*

3. Unit 8C, known as Quail Ridge — Recorded April 21, 2005.

See full recorded Assignment beginning on page 10.

*IT IS HEREBY AGREED that Morgan Real Estate & Development Inc. hereby assigns to Sandia Heights Homeowners Association and Sandia Heights Architectural Control Committee and the Covenant Support Committee **the rights and duties to enforce the Covenants** ...*

4. Unit 21, known as Willow Bend — Recorded October 4, 2014.

See full recorded Assignment beginning on page 18.

WHEREAS, on this 4th day of Sept. 2014 **Centex Homes**, the Grantor for the Willow Bend Subdivision, the Willow Bend Architectural Control Committee, and the Willow Bend Homeowners Association (collectively, the "Grantor"), formally assigns to Sandia Heights Homeowners Association ("SHHA"), SHHA's Architectural Control Committee ("SHHA's ACC"), and SHHA's Covenant Support Committee ("SHHA's CSC"), (collectively, the "Assignees") all Grantor's rights and obligations in and to the **administration and enforcement of the Covenants**, effective on this same date, which assignment is effective for the Willow Bend Subdivision, Unit 21 of Sandia Heights South, as further set forth below; ...

5. Hawks Landing — Recorded September 1, 2019.

See full recorded Assignment beginning on page 22.

Effective this 30th day of September, 2019, and for valuable consideration, receipt of which is acknowledged, We, the undersigned Declarants for Hawks Landing (the "Assignors"), do hereby assign to the Sandia Heights Homeowners Association ("SHHA" and their designees, whose mailing address is 2 San Rafael Ave NE, Suite B, Albuquerque, NM 87122, certain rights and obligations in and to the **administration and enforcement of covenants for Hawks Landing**, as having been placed on file with Bernalillo County, New Mexico, and as defined below.

This assignment of rights and obligations shall include, subject to further mutual amendment(s) of this Assignment as necessary and in conjunction with the provisions of Article 4.1: (i) the **administration and enforcement of Articles 5.21 through 5.48 of the Declaration of Covenants, Conditions and Restrictions** for Hawks Landing recorded on September 18, 2019 in the records of Bernalillo County as Document No. 2019079317 (the "CC&Rs"); (ii) the **administration and enforcement of any new covenant restrictions under those Articles that may be added by future amendment of the CC&Rs**; and (iii) the **administration and enforcement of any Rules and Regulations approved by the Board of the Hawks Landing Community Association (together, "SHHA's Authority") and which relate to, or include the provisions contained in Article 5. SHHA shall have the right to impose any and all enforcement actions and sanctions granted by the CC&Rs in connection with SHHA's Authority.** Notwithstanding the forgoing, SHHA shall not have authority or responsibility under this assignment for the Common Areas or Architectural Control for Hawks Landing as described in Articles 3 and 4 of the CC&Rs.

6. North Tramway Estates — Recorded February 21, 2022.

See full recorded Assignment beginning on page 25.

We, the Board of Directors for the North Tramway Estates Homeowners Association (the "Assignors"), do hereby assign to the Board of Directors of Sandia Heights Homeowners Association (*SHHA*), whose address is 12700 San Rafael Ave NE, Suite 3, Albuquerque, NM 87122, certain rights and obligations in and to the **administration and enforcement of architectural control** for North Tramway Estates as defined below and certain rights and obligations in and to the **administration and enforcement of covenants of North Tramway states as defined below** (the "Assignment*").

This Assignment of rights and obligations shall include: (1) the **administration and enforcement of Articles 4.1 through 4.11 and Articles 5.1 through 5.38 of the Declaration of Covenants, Conditions and Restrictions** for North Tramway Estates recorded on May 11, 2015 in the records of Bernalillo County as Document No. 2015039105 (the "CC&R's") and (ii) the **administration and enforcement of any now covenant restrictions in Articles 4 and 5 that may be added by future amendment of the CC&R's (together, "SHHA's Authority"). SHHA shall have the right to impose any and all enforcement actions and sanctions granted by the CC&R's in connection with SHHA's Authority.** SHHA shall not have authority or responsibility for the Common Areas of North Tramway Estates described in Article 3 of the CC&R's.

1. Sandia Peak Tramway — Recorded 02/27/1995

Pages 3-5

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ASSIGNMENT

WHEREAS, Sandia Peak Tram Company was the developer of certain subdivisions located in Sandia Heights, and pursuant to that development, it prepared and recorded certain declarations of restrictions on said subdivisions ("Covenants"); and

WHEREAS, on June 29, 1988, Sandia Peak Tram Company assigned to Sandia Heights Architectural Control Committee the responsibility for performing the duties previously performed by Sandia Peak Tram Company's Architectural Control Committee effective July 1, 1988, which assignment was effective for some, but not all of the subdivisions set forth below; and

WHEREAS, Sandia Peak Tram Company desires to assign any and all rights and duties it may have under the declaration of restrictions for each of the subdivisions to Sandia Heights Homeowners Association and Sandia Heights Architectural Control Committee; and

WHEREAS, Sandia Heights Homeowners Association and Sandia Heights Architectural Control Committee desire to accept the assignment of such rights and undertake the duties associated with enforcement of the Covenants;

IT IS THEREFORE AGREED that Sandia Peak Tram Company hereby assigns to Sandia Heights Homeowners Association and Sandia Heights Architectural Control Committee the rights and duties to enforce the Covenants on the following subdivisions:

Sandia Heights Addition, Lots 1-40
Sandia Heights North, Units 2 and 3
Sandia Heights South
Sandia Heights South, Units 2, 3, 4, 5 and 6
Sandia Heights South, Unit 7, including Sandia Haciendas Subdivision Units 1 and 2, Cedar Hills Subdivision and Cedar Canyon Subdivision



3942

Sandia Heights South, Unit 8C
Sandia Heights South, Units 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20, 23, 24,
25, 27A, 27B, 27C, 28A, 28B and 28C

IT IS FURTHER AGREED that Sandia Heights Homeowners Association and
Sandia Heights Architectural Control Committee accept the assignment of such rights and
duties and that following such assignment neither Sandia Peak Tram Company nor any of
its officers, directors, agents or employees shall have any further rights, duties or liabilities
related to the enforcement of the Covenants.

EXECUTED effective this _____ day of _____, 1995.

SANDIA HEIGHTS HOMEOWNERS
ASSOCIATION

By: _____

Richard M. Krumboltz, President

SANDIA HEIGHTS ARCHITECTURAL
CONTROL COMMITTEE

By: _____

Its: _____

Architectural Review
Committee Chairman
SANDIA PEAK TRAM COMPANY

By: _____

Robert M. Murphy
Chairman & CEO

STATE OF NEW MEXICO
COUNTY OF BERNALILLO
CLERK OF RECORD

1995 FEB 27 PM 3:17

98-5-3941
JUDY D. V. COCHRAN
CLERK & RECORDS
3943

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

This instrument was acknowledged before me on February 14
 1995 by RICHARD M. KRUMBIEN, as President of SANDIA HEIGHTS
 HOMEOWNERS ASSOCIATION on behalf of such association.

My commission expires:
10-28-97

[Signature]
 Notary Public

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

This instrument was acknowledged before me on 2/22/95
 1995 by TOM SEIDEL, as CHAIRMAN of SANDIA
 HEIGHTS ARCHITECTURAL CONTROL COMMITTEE

My commission expires:
11/8/96

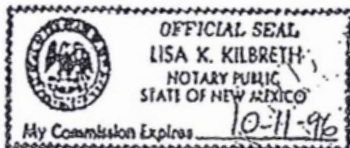
[Signature]
 Notary Public

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

This instrument was acknowledged before me on February 3
 1995 by ROBERT M. MURPHY, as Chairman and Chief Executive Officer of SANDIA
 PEAK TRAM COMPANY.

My commission expires:

[Signature]
 Notary Public



2. Sandia Colony Subdivision — Recorded 02/02/2001 Pages 6-9

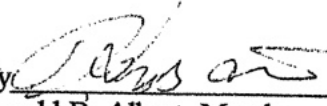
ASSIGNMENT OF RIGHTS AND OBLIGATIONS FOR COVENANT ADMINISTRATION AND ENFORCEMENT BY SANDIA COLONY SUBDIVISION

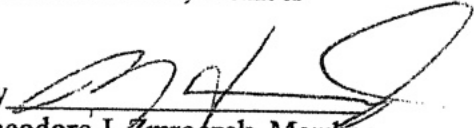
For valuable consideration, receipt of which is acknowledged, We, the Grantors for the Sandia Colony Homeowners Association, and the Architectural Control Committee of Sandia Colony Subdivision, collectively, do hereby assign to the Board of Directors of Sandia Heights Homeowners Association, Inc., (the Assignees), whose address is P.O. Box 20021, Albuquerque, NM, 87154, all our rights and obligations in and to the administration and enforcement of the Declaration of Protective Covenants and Restrictions of Sandia Colony Subdivision, Bernalillo County, New Mexico, which covenants are dated November 22, 1995, recorded November 27, 1995, in Book 95-28, pages 6811-6821, records of Bernalillo County, New Mexico, as corrected by Correction to the Declaration of Protective Covenants and Restrictions, Sandia Colony Subdivision, Bernalillo County, New Mexico, dated June 18, 1997, recorded June 24, 1997, in Book 97-17, pages 41-42, records of Bernalillo County, New Mexico. The property encumbered by these covenants and restrictions is located in Bernalillo County, State of New Mexico, and is described as follows:

All of the lots, being Lots 1-4 in Block One (1), Lots 1-8 in Block Two (2), Lots 1-6 in Block Three (3), Lots 1-14 in Block Four (4) and Lots 1-8 in Block Five (5), located in SANDIA COLONY SUBDIVISION and designated on the Plat thereof filed March 22, 1995, in Book 95-C at Page 101, records of the County Clerk of Bernalillo County, New Mexico.

WITNESS our hands and seals this 20th day of December, 2000.

ARCHITECTURAL CONTROL COMMITTEE OF SANDIA COLONY

By 
Harold B. Albert, Member

By 
Theodore J. Zmroczek, Member



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Page: 1 of 4
02/01/2001 08:19A
Bk-A14 Pg-9012

M. Herrera

Bern. Co. ASSN

R 13.00

SANDIA COLONY JOINT VENTURE, and SANDIA COLONY
HOMEOWNERS ASSOCIATION,
GRANTOR,

By [Signature]
Harold B. Albert, Partner

By [Signature]
Martin Lenzer, Partner

By [Signature]
Orthopedic Consultants, Ltd., Defined
Benefit Pension Plan, Keith W. Harvie,
Trustee, Partner

and STAHR HOMES, INC.
(as Assignee of DESERT CLASSIC
HOMES, INC.)
GRANTOR

By [Signature]
Theodore J. Zmroczek, President

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

The foregoing instrument was acknowledged before me this 20 day of
December, 2000, by Harold B. Albert, Martin Lenzer and Keith W. Harvie.

[Signature]
Notary Public

My Commission Expires:

[Signature]
July 25, 2004



Mary Herrera

Bern. Co. ASSN

R 13.00

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Page: 2 of 4
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STATE OF NEW MEXICO)
)ss.
COUNTY OF BERNALILLO)

The foregoing instrument was acknowledged before me this 20 day of December, 2000, by Theodore J. Zmroczek.

Ros Herrera

Notary Public

My Commission Expires:

July 25, 2004



Mary Herrera

Bern. Co. ASSN

R 13.00

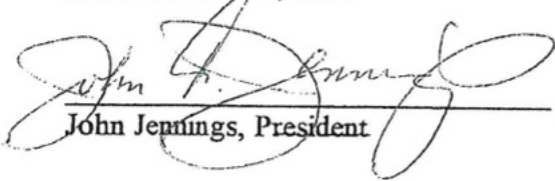
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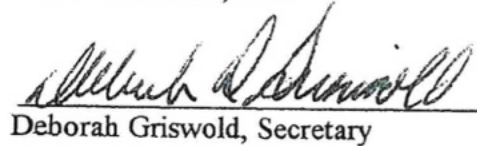
ASSIGNEES' ACCEPTANCE

The Board of Directors of Sandia Heights Homeowners Association, Inc. the Assignee named in the foregoing Assignment of Rights and Obligations for Covenant Administration and Enforcement by Sandia Colony Subdivision hereby approves and accepts the same and agrees to be bound by all the terms, covenants, and conditions of the Declaration of Protective Covenants and Restrictions, and to serve as the assignee of the Sandia Colony Homeowners Association and the Architectural Control Committee of Sandia Colony Subdivision.

SANDIA HEIGHTS HOMEOWNERS
ASSOCIATION, INC.

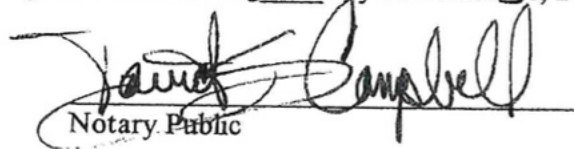
SANDIA HEIGHTS HOMEOWNERS
ASSOCIATION, INC.


John Jennings, President


Deborah Griswold, Secretary

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

The foregoing instrument was acknowledged before me this 25th day of ^{January} ~~December~~, 2000, by John Jennings.


Notary Public

My Commission Expires:

10/5/2001

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

The foregoing instrument was acknowledged before me this 24th day of ^{JANUARY} ~~December~~, 2000, by Deborah Griswold.


Notary Public

My Commission Expires:

10/5/2001



Mary Herrera

Bern. Co. ASSN

R 13.00

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Page: 4 of 4
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3. Unit 8C Quail Ridge — Recorded 04/21/2005 Pages 10-17

ASSIGNMENT

WHEREAS, Morgan Real Estate & Development Inc. was the developer of certain subdivisions located in Sandia Heights, and pursuant to that development, it prepared and recorded certain declarations of restrictions on said subdivisions ("Covenants"); and

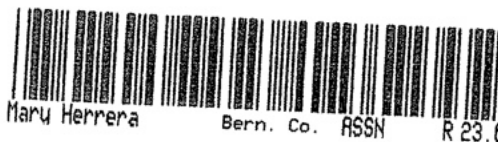
WHEREAS, on September 12, 2004, Morgan Real Estate & Development Inc. assigned to Sandia Heights Architectural Control Committee and the Covenant Support Committee the responsibility for performing the duties previously performed by Morgan Real Estate & Development Inc.'s Architectural Control Committee effective October 1, 2004, which assignment was effective for the subdivision set forth below; and

WHEREAS, Morgan Real Estate & Development Inc. desires to assign any and all rights and duties it may have under the declaration of restrictions for this subdivision to Sandia Heights Homeowners Association and Sandia Heights Architectural Control Committee and the Covenant Support Committee;

WHEREAS, Sandia Heights Homeowners Association and Sandia Heights Architectural Control Committee desire to accept the assignment of such rights and undertake the duties associated with enforcement of the Covenants;

IT IS THEREFORE AGREED that Morgan Real Estate & Development Inc. hereby assigns to Sandia Heights Homeowners Association and Sandia Heights Architectural Control Committee and the Covenant Support Committee the rights and duties to enforce the Covenants on the following subdivision:

Sandia Heights South, Unit 8C all lots except Lot 2 Plat of lands of Donald W. Morgan Creating Lt. 1 Lt. 2 & Street R/W Containing 0.6900 Acre M/L or 30,056 Sq. Ft. M/L



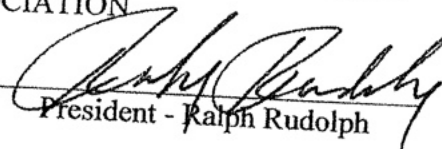
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IT IS FURTHER AGREED that Sandia Heights Homeowners Association and Sandia Heights Architectural Control Committee and Sandia Heights Covenant Support Committee accept the assignment of such rights and duties , and that following such assignment neither Morgan Real Estate & Development Inc. nor any of its officers, directors, agents or employees shall have any further rights, duties or liabilities related to the enforcement of the Covenants.

EXECUTED effective this 27th day of March, 200~~4~~⁵

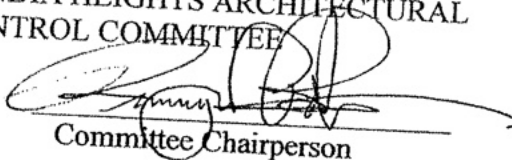
SANDIA HEIGHTS HOMEOWNERS
ASSOCIATION

By:


President - Ralph Rudolph

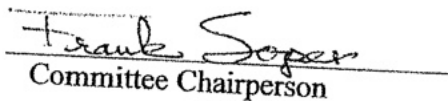
SANDIA HEIGHTS ARCHITECTURAL
CONTROL COMMITTEE

By:


Committee Chairperson

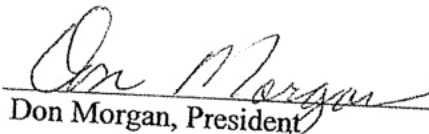
SANDIA HEIGHTS COVENANT SUPPORT
COMMITTEE

By:


Committee Chairperson

MORGAN REAL ESTATE & DEVELOPMENT
INC.

By:


Don Morgan, President



Maru Herrera

Bern. Co. ASSN

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STATE OF NEW MEXICO)
)SS.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 4, 2004 by
RALPH RUDOLPH, as President of SANDIA HEIGHTS HOMEOWNERS ASSOCIATION on
behalf of such association.

My commission expires:
8/3/08

Lena A. Martinez
Notary Public

STATE OF NEW MEXICO)
)SS.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on October 11, 2004 by
Derney Britton, as Chairman of SANDIA HEIGHTS ARCHITECTURAL CONTROL
COMMITTEE.

My commission expires: 8/3/08

Lena A. Martinez
Notary Public

STATE OF NEW MEXICO)
)SS.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on September 13,
2004 by FRANK SOPER, as Chairman of SANDIA HEIGHTS COVENANT SUPPORT
COMMITTEE.

My commission expires:
8/3/08

Lena A. Martinez
Notary Public

STATE OF NEW MEXICO)
)SS.
COUNTY OF BERNALILLO)

⁵ This instrument was acknowledged before me on March 27,
2004 by DON MORGAN, as President of MORGAN REAL ESTATE &
DEVELOPMENT INC.

My commission expires: 8/3/08

Lena A. Martinez
Notary Public



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DECLARATION

As property owners in the Quail Ridge development, identified as Sandia Heights South, Unit 8C, we agree to amend our "Declaration of Protective Covenants and Restrictions," dated June 9, 1995, so that the enforcement of these covenants and restrictions is under the jurisdiction of the Sandia Heights Homeowners Association rather than the Architectural Control Committee that Don Morgan, the developer, specified.

DATE	ADDRESS	PROPERTY OWNER SIGNATURE
mar 4, 2001	8227 Raintree Dr NE ALB NM 87122-1331	<i>[Signature]</i>
march 3, 2001	8201 Indigo N.E Albug. N.M 87122	<i>[Signature]</i>
March 4, 2001	8217 INDIGO CT. N.E. ALBUQUERQUE, N.M. 87122	<i>[Signature]</i>
march 4, 2001	8203 INDIGO CT NE ALBUQUERQUE, NM 87122	<i>Christian A. Bauer</i>
march 4, 2001	8216 Indigo Ct. N.E. Albuquerque, NM 87122	<i>[Signature]</i>
march 4 2001	8215 Indigo CT NE ALB NM 87122	<i>[Signature]</i>
3/4/01	8209 Indigo Ct NE Alb. NM 87122	<i>[Signature]</i>
3/4/01	8202 Indigo CT NE	<i>[Signature]</i>
3/5/01		



Mary Herrera

Bern. Co. ASSN

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DECLARATION

As property owners in the Quail Ridge development, identified as Sandia Heights South, Unit 8C, we agree to amend our "Declaration of Protective Covenants and Restrictions," dated June 9, 1995, so that the enforcement of these covenants and restrictions is under the jurisdiction of the Sandia Heights Homeowners Association rather than the Architectural Control Committee that Don Morgan, the developer, specified.

DATE	ADDRESS	PROPERTY OWNER SIGNATURE
03.10.01	8234 RAINTREE NE 87122	Full name of owner Richard M. Morgan Lenny A. Hill
3/10	8236 Raintree h.e. 87122	
3/10/01	8238 Raintree Dr. NE 87122	Paul Horn Sandra Kernen
3/10/01	8243 Raintree NE 87122	Cory Bradenovich John M. O.
3/10/01	8207 Indigo Ct	
3/10/01	8208 Indigo Ct.	Carla Padilla D. O. O. O.
3/10/01	8210 INDIGO CT	Robert Williams
3-10-01	8211 Indigo Court NE	Richard A. Leonard Collette D. Leonard
3-10-01	8224 RAINTREE DR NE	Full name of owner Dina Kelly-Lee
3-10-01	8223 Raintree Dr. NE	W. G. Bullman P. Hullman



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04/20/2005 10:00 AM

DECLARATION

As property owners in the Quail Ridge development, identified as Sandia Heights South, Unit 8C, we agree to amend our "Declaration of Protective Covenants and Restrictions," dated June 9, 1995, so that the enforcement of these covenants and restrictions is under the jurisdiction of the Sandia Heights Homeowners Association rather than the Architectural Control Committee that Don Morgan, the developer, specified.

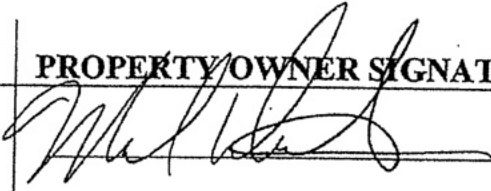
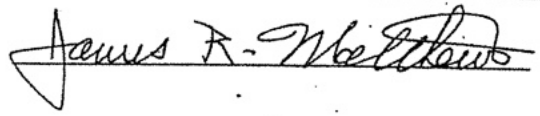
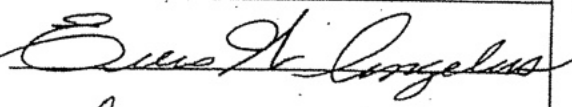
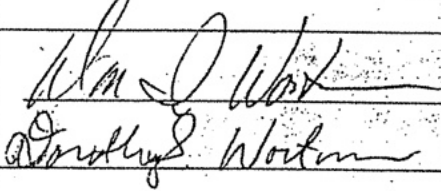
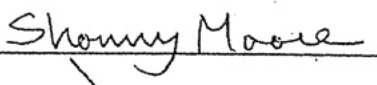
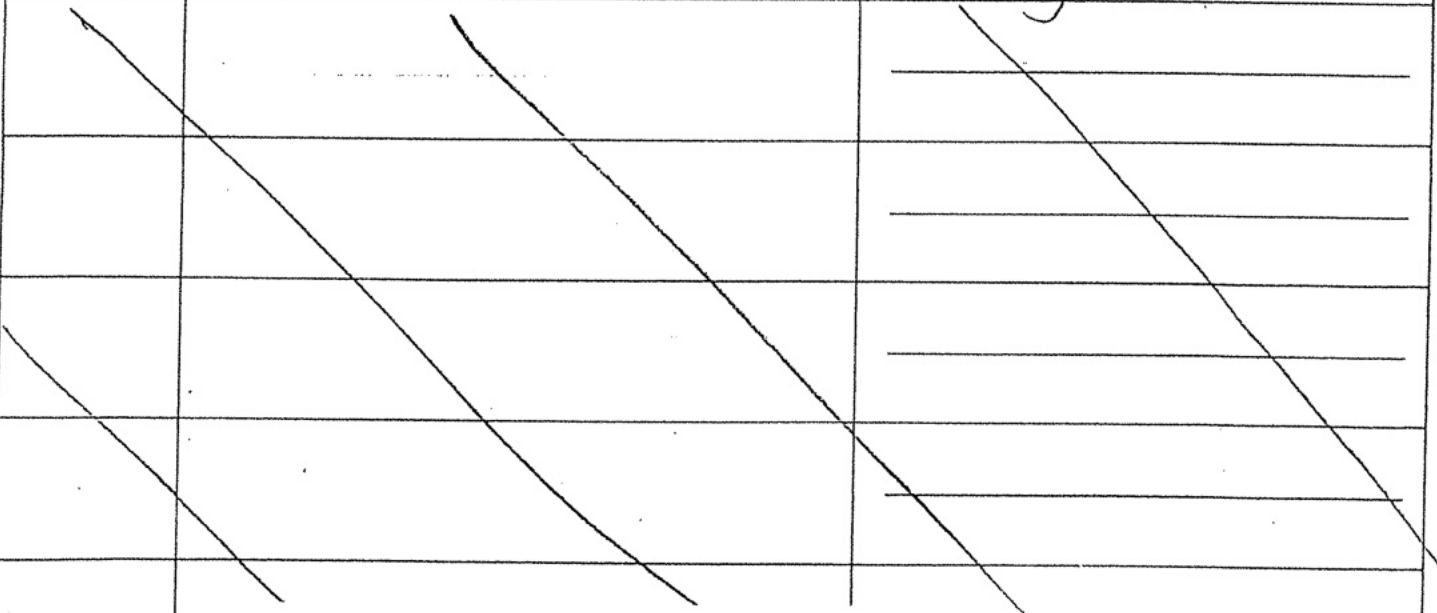
DATE	ADDRESS	PROPERTY OWNER SIGNATURE
Mar 4 2001	8205 INDIGO CT	[Signature]
MAR 4 2001	8242 Raintree Dr. NE	[Signature]
March 4, 2001	8228 Raintree N.E.	[Signature]
March 4, 2001	8244 Raintree NE tel 797-3677	[Signature]
March 4 2001	8247 Raintree Dr NE tel 856-9478	[Signature]
March 4 2001	8246 Raintree Dr. NE tel 823-1845	[Signature]
mar 4 2001	8248 Raintree	[Signature]
MARCH 4/01	8221 RAINTREE NE	[Signature]
3/4/01	8225 Raintree	[Signature]
3/4/01	8244 Raintree Dr NE	[Signature]



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DECLARATION

As property owners in the Quail Ridge development, identified as Sandia Heights South, Unit 8C, we agree to amend our "Declaration of Protective Covenants and Restrictions," dated June 9, 1995, so that the enforcement of these covenants and restrictions is under the jurisdiction of the Sandia Heights Homeowners Association rather than the Architectural Control Committee that Don Morgan, the developer, specified.

DATE	ADDRESS	PROPERTY OWNER SIGNATURE
3/4/01	8250 Raintree NE	
3/4/01	8231 Raintree NE	
3/04/01	8230 RAINTREE DR, NE	
3/10/01	8226 Raintree Dr. NE	
3/10/01	8251 Raintree Dr., NE	
		



Mary Herrera

Bern. Co. ASSN

R 23.00

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DECLARATION

As property owners in the Quail Ridge development, identified as Sandia Heights South, Unit 8C, we agree to amend our "Declaration of Protective Covenants and Restrictions," dated June 9, 1995, so that the enforcement of these covenants and restrictions is under the jurisdiction of the Sandia Heights Homeowners Association rather than the Architectural Control Committee that Don Morgan, the developer, specified.

DATE	ADDRESS	PROPERTY OWNER SIGNATURE
3/10/01	8233 Raintree Dr. NE Albuquerque, NM 87122	<i>Robert M. [Signature]</i>
3/10/01	8245 Raintree Dr NE Albuquerque, NM 87122	<i>[Signature]</i> <i>[Signature]</i>
3/12/01	8236 Raintree NE Albuquerque, NM 87122	<i>[Signature]</i>

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Page: 8 of 8
04/21/2005 10:32A
Bk-A95 Pg-4694



Mary Herrera Bern. Co. ASSN R 23.00

4. Unit 21 Willow Bend — Recorded 10/04/2014 Pages 18-21

ASSIGNMENT

WHEREAS, Centex Homes was the developer and Grantor of Willow Bend Subdivision, Sandia Heights South, Unit 21, located in Bernalillo County, New Mexico, and pursuant to that development, it prepared and recorded certain declarations of restriction on said subdivision ("Covenants"), which were filed on June 25, 1993 in Book 93-16, pages 7020-7028, with the office of the County Clerk of Bernalillo County, New Mexico;

WHEREAS, on this 4th day of Sept. ²⁰¹⁴ ~~2013~~ Centex Homes, the Grantor for the Willow Bend Subdivision, the Willow Bend Architectural Control Committee, and the Willow Bend Homeowners Association (collectively, the "Grantor"), formally assigns to Sandia Heights Homeowners Association ("SHHA"), SHHA's Architectural Control Committee ("SHHA's ACC"), and SHHA's Covenant Support Committee ("SHHA's CSC") (collectively, the "Assignees") all Grantor's rights and obligations in and to the administration and enforcement of the Covenants, effective on this same date, which assignment is effective for the Willow Bend Subdivision, Unit 21 of Sandia Heights South, as further set forth below;

WHEREAS, this written Assignment memorializes the unrecorded Assignment that occurred in the mid-1990's, of all rights and duties addressed herein, under which Assignee and the Unit 21 homeowners have been thereafter operating, with 56 of the 86 properties currently being members of SHHA;

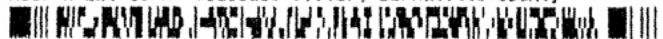
I, MAGGIE TOULOUSE OLIVER, County Clerk of Bernalillo County, New Mexico, hereby certify that the foregoing is true, correct and full copy of the instrument herewith set out as appears of record in my office.

Dated this 16th day of October 2014
MAGGIE TOULOUSE OLIVER
Bernalillo County Clerk

Phonix Romero

Doc# 2014079682

10/06/2014 11:05 AM Page 1 of 4
ASSN R \$25.00 M Toulouse Oliver, Bernalillo County



WHEREAS, Grantor desires to assign any and all rights and duties it may have under the Covenants for this subdivision to Assignees;

WHEREAS, Assignees desire to accept the assignment of such rights and to undertake the duties with enforcement of the Covenants;

IT IS THEREFOR AGREED that Grantor hereby assigns to Assignees the rights and duties to enforce the Covenants on the following subdivision:

Sandia Heights South, Unit 21, Willow Bend Subdivision, Lots numbered 2100 through 2186, inclusive, as the same is shown and designed on the plat thereof filed in the office of the County Clerk of Bernalillo County, New Mexico, on the 21st day of May, 1993.

IT IS FURTHER AGREED that Assignees accept the assignment of such rights and duties, and that following such assignment neither Centex Homes; nor any of its officers, directors, agents or employees; nor its Architectural Control Committee; nor the Willow Bend Homeowners Association shall have any further rights, duties and liabilities related to the enforcement of the Covenants.

EXECUTED effective this 4th day of September, ^{2014 HP} ~~2013~~.

CENTEX HOMES

By: *Garret Price*

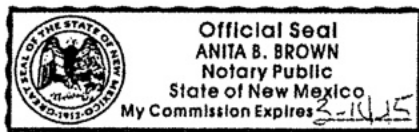
Vice President-Land (title) for and on behalf of
Centex Homes

STATE OF New Mexico)
COUNTY OF Bernalillo) SS.

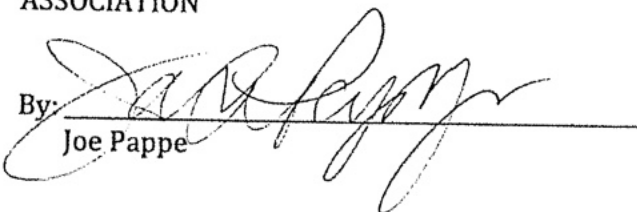
This instrument was acknowledged before me on September 4th, ¹⁴ ~~2013~~ by
Garret Price, VP of Land (title), for and on behalf of
CENTEX HOMES.

My commission expires:

Anita B. Brown
Notary Public



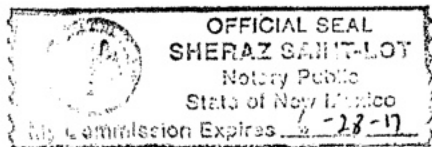
SANDIA HEIGHTS HOMEOWNERS
ASSOCIATION

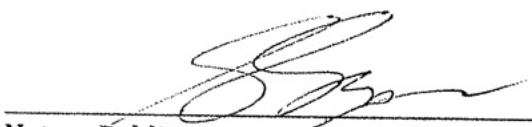
By: 
Joe Pappe

STATE OF NEW MEXICO)
)SS.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 7/23, 2014 by Joe Pappe,
as President of SANDIA HEIGHTS HOMEOWNERS ASSOCIATION on behalf of such
association.

My commission expires:




Notary Public

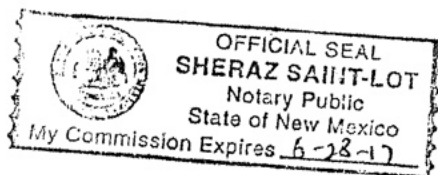
SHHA ARCHITECTURAL
CONTROL COMMITTEE

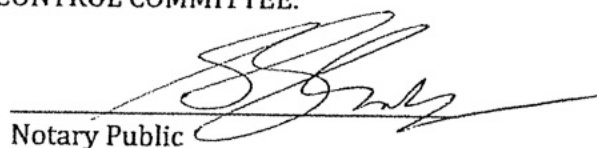
By: 
Committee Chairman-Robert Bower

STATE OF NEW MEXICO)
)SS.
COUNTY OF BERNALILLO)

This instrument was acknowledged before me on 9-23, 2014 by Robert
Bower, as Chairman of SHHA ARCHITECTURAL CONTROL COMMITTEE.

My commission expires:




Notary Public

5. Hawks Landing — Recorded 10/01/2019

Pages 22-24

Doc# 2019083981

10/01/2019 03:51 PM Page: 1 of 3
RSSN R:\$25.00 Linda Stover, Bernalillo County



ASSIGNMENT OF RIGHTS AND OBLIGATIONS FOR COVENANT ADMINISTRATION AND ENFORCEMENT FOR HAWKS LANDING

Effective this 30th day of September, 2019, and for valuable consideration, receipt of which is acknowledged, We, the undersigned Declarants for Hawks Landing (the "Assignors"), do hereby assign to the Sandia Heights Homeowners Association ("SHHA") and their designees, whose mailing address is 2 San Rafael Ave NE, Suite B, Albuquerque, NM 87122, certain rights and obligations in and to the administration and enforcement of covenants for Hawks Landing, as having been placed on file with Bernalillo County, New Mexico, and as defined below.

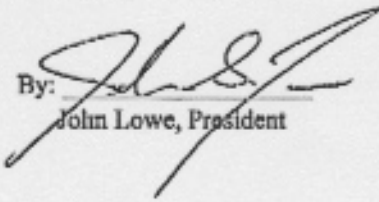
This assignment of rights and obligations shall include, subject to further mutual amendment(s) of this Assignment as necessary and in conjunction with the provisions of Article 4.1: (i) the administration and enforcement of Articles 5.21 through 5.48 of the Declaration of Covenants, Conditions and Restrictions for Hawks Landing recorded on September 18, 2019 in the records of Bernalillo County as Document No. 2019079317 (the "CC&Rs"); (ii) the administration and enforcement of any new covenant restrictions under those Articles that may be added by future amendment of the CC&Rs; and (iii) the administration and enforcement of any Rules and Regulations approved by the Board of the Hawks Landing Community Association (together, "SHHA's Authority") and which relate to, or include the provisions contained in Article 5. SHHA shall have the right to impose any and all enforcement actions and sanctions granted by the CC&Rs in connection with SHHA's Authority. Notwithstanding the foregoing, SHHA shall not have authority or responsibility under this assignment for the Common Areas or Architectural Control for Hawks Landing as described in Articles 3 and 4 of the CC&Rs.

The property encumbered by these covenants and restrictions is located in Bernalillo County, State of New Mexico, and is described as follows:

Lots numbered One (1) through Thirty-three (33) of HAWKS LANDING, within the Elena Gallegos Grant Projected Section 14, Township 11 North, Range 4 East, N.M.P.M., Bernalillo County, New Mexico, as shown and designated on the plat of said Subdivision filed in the office of the County Clerk of Bernalillo County, New Mexico, on September 3, 2019, in Plat Book 2019C, Page 81, Document No. 2019074769.

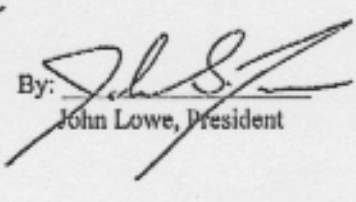
ASSIGNORS:

THE LOWE COMPANY
a New Mexico corporation

By: 

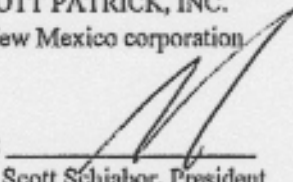
John Lowe, President

PANORAMA HOMES, INC.
a New Mexico corporation

By: 

John Lowe, President

SCOTT PATRICK, INC.
a New Mexico corporation

By: 

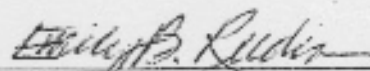
Scott Schiabor, President

ACCEPTANCE:

The Sandia Heights Homeowners Association hereby approves and accepts this Assignment of Rights and Obligations for Covenant Administration and Enforcement for Hawks Landing, and agrees to be bound by all the terms, covenants, and conditions of the CC&Rs, and will serve as the assignee of the rights and obligations described herein.

SANDIA HEIGHTS HOMESOWNERS ASSOCIATION

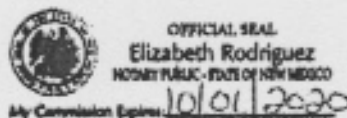
By:  Date: 9/25/2019
Elwood Farber, President

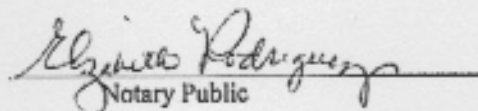
By:  Date: 9/30/2019
Emily Rudin, Vice President

ACKNOWLEDGEMENTS:

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

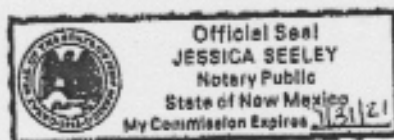
The foregoing instrument was acknowledged before me this 25th day of September, 2019, by Elwood Farber, as President of the Sandia Heights Homeowners Association.

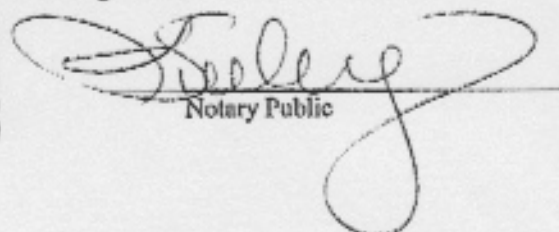



Notary Public

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

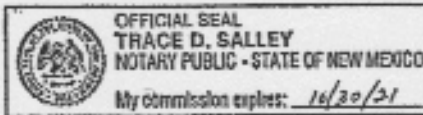
The foregoing instrument was acknowledged before me this 30th day of September, 2019, by Emily Rudin as Vice President of the Sandia Heights Homeowners Association.




Notary Public

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

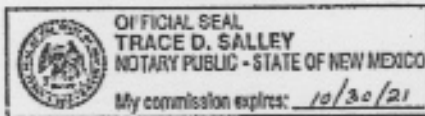
The foregoing instrument was acknowledged before me this 25th day of September, 2019, by John Lowe, as President of The Lowe Company, a New Mexico corporation, and as President of Panorama Homes, Inc., a New Mexico corporation.



Trace D. Salley
Notary Public

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

The foregoing instrument was acknowledged before me this 25th day of September, 2019, by Scott Schiabor, as President of Scott Patrick, Inc., a New Mexico corporation.



Trace D. Salley
Notary Public

ASSIGNMENT OF RIGHTS AND OBLIGATIONS FOR
ARCHITECTURAL CONTROL ADMINISTRATION AND ENFORCEMENT AND FOR
COVENANT ADMINISTRATION AND ENFORCEMENT
FOR NORTH TRAMWAY ESTATES

For valuable consideration, receipt of which is acknowledged, We, the Board of Directors for the North Tramway Estates Homeowners Association (the "Assignors"), do hereby assign to the Board of Directors of Sandia Heights Homeowners Association ("SHHA"), whose address is 12700 San Rafael Ave NE, Suite 3, Albuquerque, NM 87122, certain rights and obligations in and to the administration and enforcement of architectural control for North Tramway Estates as defined below and certain rights and obligations in and to the administration and enforcement of covenants for North Tramway Estates as defined below (the "Assignment").

This Assignment of rights and obligations shall include: (i) the administration and enforcement of Articles 4.1 through 4.11 and Articles 5.1 through 5.38 of the Declaration of Covenants, Conditions and Restrictions for North Tramway Estates recorded on May 11, 2015 in the records of Bernalillo County as Document No. 2015039105 (the "CC&R's") and (ii) the administration and enforcement of any new covenant restrictions in Articles 4 and 5 that may be added by future amendment of the CC&R's (together, "SHHA's Authority"). SHHA shall have the right to impose any and all enforcement actions and sanctions granted by the CC&R's in connection with SHHA's Authority. SHHA shall not have authority or responsibility for the Common Areas of North Tramway Estates described in Article 3 of the CC&R's.

This Assignment shall replace, in its entirety, the Assignment of Rights and Obligations for Covenant Administration and Enforcement for North Tramway Estates dated December 2, 2015, filed in the office of the County Clerk of Bernalillo County, New Mexico, on December 4, 2015, as Document No. 2015104184.

The property encumbered by these covenants and restrictions is located in Bernalillo County, State of New Mexico, and is described as follows:

Lots numbered One (1) through Fourteen (14) inclusive of NORTH TRAMWAY ESTATES, within Projected Sections 11 and 14, Township 11 North, Range 4 East, N.M.P.M., of the Elena Gallegos Grant, Albuquerque, Bernalillo County, New Mexico, as shown and designated on the plat of said Subdivision, filed in the office of the County Clerk of Bernalillo County, New Mexico, on May 11, 2015, in Plat Book 2015C, Page 52.

This Assignment may be terminated by either party by majority vote of their respective Board of Directors. Termination shall require thirty (30) days written notice and shall be effective upon the recording of a Notice of Termination in the records of the County Clerk of Bernalillo County.

ASSIGNORS:

The Assignors are executing this Assignment in accordance with the Declarants' covenant in Article 2.3 of the CC&R's.

NORTH TRAMWAY ESTATES HOMEOWNERS ASSOCIATION

By: Kathleen Kugeler Date: 2/22/2022
Kathleen Kugeler, President

By: Steven R. Heffelfinger Date: 2/22/22
Steven R. Heffelfinger, Vice President

ACCEPTANCE:

The Board of Directors of Sandia Heights Homeowners Association hereby approves and accepts this Assignment, and agrees to be bound by all the terms, covenants, and conditions of the CC&R's, and will serve as the assignee of the rights and obligations described herein.

SANDIA HEIGHTS HOMEOWNERS ASSOCIATION

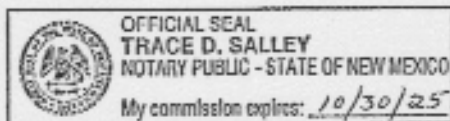
By: Roger Hagengruber Date: 2/19/22
Roger Hagengruber, President

By: Susan McCasland Date: 18 Feb 2022
Susan McCasland, Vice President

ACKNOWLEDGEMENTS:

[illegible]

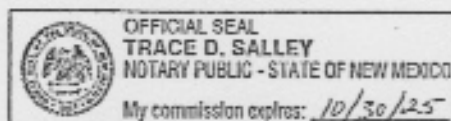
The foregoing instrument was acknowledged before me this 22nd day of February, 2022, by Kathleen Kugeler, as President of the North Tramway Estates Homeowners Association.



Trace D. Hall
Notary Public

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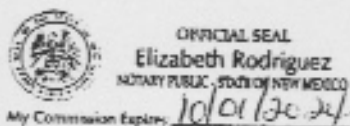
The foregoing instrument was acknowledged before me this 22nd day of February, 2022, by Steven R. Heffelfinger, as Vice President of the North Tramway Estates Homeowners Association.



Trace D. Sill
Notary Public

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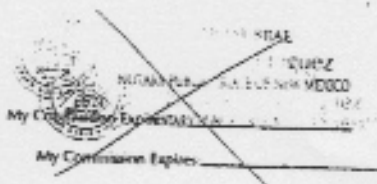
The foregoing instrument was acknowledged before me this 19th day of February, 2022, by Roger Hagengruber, as President of the Sandia Heights Homeowners Association.



Elizabeth Rodriguez
(Notary Public)

[illegible]

The foregoing instrument was acknowledged before me this 18 day of February, 2022, by Susan McCasland, as Vice President of the Sandia Heights Homeowners Association.



Elizabeth Rodriguez
Notary Public

