

Prado Valley One
Homeowners Association
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Santa California City Subdivision Units 14 & 15

A PORTION OF SANTA CALIFORNIA CITY SUBDIVISION, DBA PRADO VALLEY ONE HOA  
Rio Arriba County, New Mexico

Please read this disclosure statement before you sign any documents

*SUPPLEMENTAL DISCLOSURE STATEMENT Revised 2025*

This supplemental Disclosure Statement is intended to provide prospective landowners with enough information to make an informed decision on the purchase of property located in Units 14 & 15 in the Santa California City subdivision. Landowners should read carefully all the information contained in this Statement before deciding to invest in property located in the Santa California Subdivision Units 14 and 15.

The Board of County Commissioners of Rio Arriba County does not vouch for the accuracy of what is said in this Disclosure Statement. Further, this Disclosure Statement is not a recommendation or endorsement of the Subdivision by either the County or the State. It is informative only and provided herein to the best of our knowledge.

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NAME OF SUBDIVISION: Santa California City

NAME OF HOA: Santa California Subdivision, Units 14 & 15 Architectural Committee and Homeowners Association, DBA Prado Valley One HOA (PVOHOA) (2001)

Address of HOA: PVOHOA Website: pradovalleyonehoa.com
P.O. Box 105
Abiquiu, NM 87510

Purpose of HOA:

The Association is a nonprofit corporation and is not organized for pecuniary gain or profit. It is organized under the New Mexico Nonprofit Corporation Act to promote the common good and general welfare of the community. The internal operations and affair of the Association is to determined and fixed by the bylaws adopted by the Board of Directors at the initial organization meeting. The specific purposes for which the Association is organized is to maintain, repair, and improve the roads leading to and within Units 14 and 15 of the Santa California Subdivision (the "subdivision") on an ongoing and emergency basis, maintain and improve the common areas of the subdivision, coordinate amendments to the covenants of the subdivision as needed, and enforce the covenants of the subdivision.

STATEMENT OF RESTRICTIONS OR RESERVATION OF RECORDED SUBJECTING THE SUBDIVIDED LAND TO ANY UNUSUAL CONDITIONS AFFECTING ITS USE OR OCCUPANCY: Please reference the recorded Restrictive Covenants and River Easement for Santa California City Subdivision.

The 2025 and future Protective Covenants "Residential" supersedes prior Restrictive Covenants

1. UTILITIES:

Electricity is provided by Jemez Mountains Electric Cooperative and telephone service is provided by Kinetic, AKA Windstream. Cell phone service is stenchy in the area. The primary cell service provider is Verizon. DSL (Internet) service is provided by Kinetic.

2. UTILITIES LOCATION:
 - a. Telephone: Runs along the eastern side of State Road 554 for the full length of the subdivision and is buried in County road 0142 for the full width of the subdivision.
 - b. Electricity: Runs along the eastern side of the State Road 554 for the full length of the subdivision and for one (1) mile east on County road 0142 from where it intersects State road 554 and then begins again three (3) miles from where it intersects State Road 554 and runs for the width of the subdivision.
 - c. Gas: There is no natural gas in the area. Landowner is to install other fuels. Propane is available through Espanola, New Mexico gas companies.
 - d. Liquid Waste Disposal: To be installed by Landowner in accordance with state and federal regulations.
3. UTILITIES INSTALLATION:

Utilities shall be installed underground by Landowner, within the boundaries of the subdivision.
4. WATER USE:

Water will be for domestic uses only in accordance with the rules and regulations of the New Mexico state engineer.
5. WATER SUPPLY:

It is the responsibility of the Landowner to drill his/her own water well. Prior landowner assumes no responsibility for liability for locating water.
6. WATER DELIVERY:

Landowner will drill individual wells for domestic use only, and will obtain a domestic well permit from the State Engineer's office in accordance with rec. #72-1-21 NMSA 1978, as amended. experienced water well drillers are available in the area.
7. WELLS:

Landowner must provide their own well and are advised to determine cost and depth of wells with local well drillers and to obtain a well permit from the State Engineer prior to drilling. Prospective landowners of lots less than $\frac{3}{4}$ acres should verify with Rio Arriba County regarding well permitting prior to land purchase.
8. WATER QUALITY:

Landowner should ascertain that water in the subdivision meets domestic standards.
9. LIQUID WASTE DISPOSAL:

Septic tank and leach field type liquid waste disposal systems will have to be installed by the landowner. Landowner must obtain permits from the New Mexico environmental improvement division (EID) and design submitted to EID for approval. Septic systems must be constructed in compliance with EID requirements and must be visually inspected by EID prior to use.
10. SOLID WASTE DISPOSAL:

Previous landowner is not providing for solid waste management. The individual Property Owner will be responsible for disposal of his own solid waste. The nearest waste management facility is the EL Prado Transfer Station located approximately two (2) miles from the subdivision.
11. TERRAIN MANAGEMENT:

Every effort is being made to maintain the natural environment of this subdivision, with natural drainage ways being utilized. The current landowner intends to leave the natural vegetation undisturbed whenever possible.
12. SUBDIVISION ACCESS:

The town nearest the subdivision is Espanola, New Mexico. Distance from the town to subdivision is twenty-two(22) miles. The subdivision is reached by traveling north on U.S. Highway 84, turning right on State Road 554 for three and one-half miles to the subdivision's entrance on Bean Creek Dr. Property is ordinarily accessible in all seasons and under all weather conditions. Four-wheel drive may be useful during extreme weather conditions.
13. SUBDIVISION ROADS:

All road in the subdivision are public and are maintained by the property owners. Rio Arriba County does NOT maintain or provide services on any subdivision roads.

14. ROAD MAINTENANCE:

The county has no obligation to accept responsibility for maintaining the public roads within the subdivision. All roads shall be maintained as described in the "Protective Covenants". Landowners contribute to the HOA's Road Fund which provides funding for subdivision road safety and maintenance projects.

15. FIRE PROTECTION:

Abiquiu El Prado Volunteer Fire Department is approximately three (3) miles from the subdivision.

16. POLICE PROTECTION:

Police protection is provided by the Rio Arriba County Sheriff's Department and the New Mexico State Police.

17. PUBLIC SCHOOLS:

The nearest Elementary school is located in Abiquiu, NM. Junior and high schools are in Espanola, NM.

18. HOSPITALS:

Presbyterian Hospital is located in Espanola, NM. Health clinics are nearby in Abiquiu and El Rito.

19. UNITED STATES POSTAL SERVICES and SHIPPING SERVICES:

There is no US mail delivery service to the subdivision. The Post Office in Abiquiu, NM provides a free PO Box for subdivision residences. UPS and FedEx will make home deliveries to the subdivision.

20. SHOPPING FACILITIES:

The nearest major shopping facilities are located in Espanola, NM. Santa Fe is about forty-five (45) miles away, and Albuquerque is fifty-five (55) miles beyond Santa Fe.

21. AIRPORTS:

There are several small local airports in the area. Espanola and Los Alamos are available with limited services. The Albuquerque International Sun Port is the primary airport providing services to New Mexico.

22. PUBLIC TRANSPORTATION:

The subdivision is not served by public transportation.