



The Tanoan Community Association, Inc.

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TANOAN COMMUNITY ASSOCIATION, INC. ADMINISTRATIVE RESOLUTION # 23

RESOLUTION TO ESTABLISH A POLICY FOR THE MANAGEMENT OF IMPROVEMENT LOCATION REPORTS (ILR's)

WHEREAS, the By-Laws of the Tanoan Community Association, Inc., Article VIII, charges the Board of Directors with certain powers and duties for the administration of the Association; and

WHEREAS, the Master Restrictions of the Tanoan Community Association, Inc., Article III, Section 3.04 charges the Association with all the powers necessary and appropriate for ensuring that all improvements shall be constructed either in accordance with applicable building setback lines shown on a subdivision map or deeds or covenants executed by Grantor or by project maps or plans approved by the government agency having jurisdiction or, if the applicable subdivision map, deeds or project maps or plans do not include setback lines, in accordance with setback lines approved by the Tanoan Planning and Architectural Committee; provided, however, that if permissible by law, the Tanoan Planning and Architectural Committee may permit a variance from such lines upon a determination that such a variance is necessary to facilitate the use of the lot involved and that it does not unreasonably impair the use, value or aesthetic appeal of any common area or other lot; and

WHEREAS, the Board of Directors for the Association wishes to establish a policy for the management of Improvement Location Reports (ILR's) during the course of real estate transactions involving property within the Tanoan Community Association Inc.; and

NOW THEREFORE BE IT RESOLVED, that the following procedures, shall govern the manner in which ILR's are requested of all title companies in handling transactions in the Tanoan Community Association, Inc. as the Associations official request to include the ILR in the title binder as an item for the buyer(s) and sellers(s) to obtain prior to closing.

BE IT FURTHER RESOLVED, that when real estate is changing ownership, the Tanoan Community Association, Inc. is required to know that the location of the structures and improvements in relation to property boundaries, easements, and any encroachments are in compliance as noted on the deed.

BE IT FURTHER RESOLVED, that the ILR must be dated six (6) months or newer from the surveyor. The Tanoan Community Association, Inc. finds that the ILR may assist in disclosure disputes or compliance concerns which may have arisen since the most recent survey of the property, and such disclosures are in the best interest of all parties to the real estate transaction.

INTRODUCED, READ, PASSED AND ADOPTED at the regular meeting of the Board of Directors of the Tanoan Community Association, Inc. on this 16TH day of JANUARY, 2020.



Debra Saine
President, Board of Directors



Marshall Adams
Secretary, Board of Directors