



WILD HORSE RANCH LANDOWNERS' ASSOCIATION

11 Lasso Lane. Pie Town, NM 87827

To all realtors, brokers and listing agents,

It has come to the attention of the Wild Horse Ranch Landowners' Association Board of Directors that properties within the Wild Horse Ranch subdivision are still being marketed as having access to "community wells". The enclosed documents clearly indicate that the wells overseen by the association were not drilled nor permitted with the intention of providing individual landowners with a permanent source of water.

This letter is being sent to respectfully request that all listings for properties within the Wild Horse Ranch subdivision refrain from using the phrase "Community Wells" or make any implication that water is available from the Association wells to land purchasers as a permanent, sole source of household water.

If you have any questions or concerns, please feel free to reach out to us at whrla.com using the "contact us" tab or contact Nicole at the New Mexico Office of the State Engineer at 505-383-4000.

Thank you for your immediate attention to this matter,

The Wild Horse Ranch Landowners Association Board of Directors



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Wild Horse Ranch Landowners' Association Use of Wells Statement

The Developers' Disclosure Statement for the Wild Horse Ranch Subdivision, item 17 states, "Purchasers are expected to drill their own wells. No water will be provided by the sub divider".

The Wild Horse Ranch Subdivision does not have "community wells". There are two metered wells available for *temporary use only* to landowners who are current on their assessments. These wells are permitted to the WHRLA. In turn, the association is responsible for ensuring that the wells are used within the OSE's guidelines. The association may authorize limited use of these wells within these guidelines as a benefit to landowners. The permits for the Phase 1 Well and the Buck Well, per the New Mexico Office of the State Engineer's regulations state, "To be used for incidental association ops, temporary water use for landowners, WHRLOA volunteer fire department emergency and training exercises, storage tanks where the stored water will remain on the property". As per the OSE, any uses not specifically listed on the permit are not authorized. The association is under no obligation, and cannot, according to state permits, provide water for livestock, agriculture, or provide a permanent source of water for any landowner.

Each well has a state authorized diversion amount per year. Any water use overage beyond the diversion amount must be paid back to the state with double the amount of any overage the next year. Wells with landowner access are fitted with totalizing meters and quarterly usage reports must be submitted to the OSE. Days and hours of operation will be implemented to ensure we do not exceed diversion amounts, and to ensure water will be available year round. Changes in operating hours and flow rates will be adjusted as necessary to avoid any an overage. The wells will have padlocks and the combination will be changed quarterly. Landowners who have paid all assessments owing the Association together with interest, if any, and costs of collection of the Association, including attorneys' fees may contact the WHRLA Maintenance Committee via email to request the combination. Once it is verified by the Treasurer that the landowner's assessments are current, the Maintenance Committee will provide the combination. The Phase 1 and Buck wells will be monitored with security cameras. Any vandalism or unauthorized use will be reported to the Catron County Sheriff's Department.