

NOTICE TO TITLE COMPANIES OF LIEN RIGHT

TO: ALL PROSPECTIVE PURCHASERS OF LOTS IN MONTECITO ESATES, VISTA VIEJA UNIT 2
FROM: MONTECITO ESTATES COMMUNITY ASSOCIATION, INC., A NEW MEXICO NONPROFIT CORPORATION (THE "ASSOCIATION"), ON THIS 8TH DAY OF DECEMBER, 2010.

WHEREAS, the following property (Vista Vieja Unit 2 Subdivision):

Block 1, Lots 1 through 26, inclusive; Block 2, Lots 1 through 21, inclusive; Block 3, Lots 1 through 29, inclusive; Block 4, Lots 1 through 20, inclusive; Block 5, Lots 1 through 17, inclusive; Block 6, Lots 1 through 21, inclusive; Block 7, Lots 1 through 10, inclusive; and Block 8, Lots 1 through 16, inclusive of Vista Vieja Subdivision Unit Two according to the plat of record in the office of the County Clerk of Bernalillo County, New Mexico recorded at Book 2006C, page 298.

is encumbered and subject to a lien for homeowners association assessments pursuant to the Declaration of Covenants, Conditions, Restrictions and Easements for Montecito Estates recorded in the Office of the County Clerk of Bernalillo, New Mexico, on September 6, 2006 in Book A-123 Page 5816 as Document No. 2006136182 ("the Declaration").

WHEREAS, Owners of lots within Vista Vieja Unit 2 Subdivision are members of the Association and are obligated to pay assessments to the Association, which assessments are liens against an Owner's lot and it is necessary for the Association to keep accurate membership records;

THEREFORE, the Association requests that any title company closing a conveyance of a lot in Vista Vieja Unit 2 Subdivision obtain the written assurance that assessments have been paid current through the closing date and collect such transfer fees as required.. The Association further requests the title company notify the Association of the completed conveyance, including the lot number and subdivision phase of the purchased lot and the name and address of the purchaser of the lot and the Association requests the title company to pay all unpaid dues and such transfer fees as are required by the Association. The address of the Association is:

Montecito Estates Community
Association, Inc.
c/o Carol Rickert and Associates
4121 Eubank Blvd NE
Albuquerque, NM 87111
Telephone Number: (505) 323-7600
Fax Number: (505) 332-3323

IF THE PAST DUE ASSESSMENTS ARE NOT PAID, THE PURCHASER'S LOT REMAINS RESPONSIBLE FOR PAYMENT OF THE ASSESSMENTS AND IS SUBJECT TO FORECLOSURE TO COLLECT THE ASSESSMENTS.

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NOT R:\$11.00 M. Toulouse Oliver, Bernalillo County



PURCHASER:

DO NOT CLOSE THE PURCHASE OF A LOT WITHOUT ASSURANCE FROM YOUR TITLE COMPANY THAT ALL PAST DUE ASSESSMENTS HAVE BEEN PAID AND TRANSFER FEES ARE PAID.

MONTECITO ESTATES COMMUNITY ASSOCIATION, INC.

A New Mexico nonprofit corporation

By: Michael Franciosi

Its: AGENT

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

The foregoing instrument was acknowledged before me on Dec 8, _____, 2010 by
MICHAEL FRANCIOSI, AGENT of Montecito Estates Community
Association, Inc., a New Mexico nonprofit corporation.

Ruth M. Konzen
Notary Public

My Commission Expires:

2-19-12

