



TIMBERLAKE RANCH LANDOWNERS' ASSOCIATION FACT SHEET

- All 743 lots in TRLA are deed restricted which means there are restrictive covenants, conditions, and restrictions (CCRs) which are contractual limits imposed on the use or occupancy of real property and run with the land which bind current and future landowners. Example: Recreational landowners can use their Lot for camping 6 months/yr. or 6 consecutive months. However, RVs cannot be stored on the Lot.
- There are 1200 acres of Common Land.
- Average annual rainfall is 14" (Timberlake experiences monsoonal storms which can cause flooding)
- Average annual snowfall is 53" (Has varied from 2' to 7' in the last 13 years)
- Temperatures can range from -20 in winter to 105 in the summer
- There are 38 miles of private roads maintained by the Association (**does not include Timberlake Road**). Maintenance of private roads include grading, graveling, and snowplowing. Landowners are responsible for personal driveways.
- Timberlake Road is 8.6 miles long from the Timberlake Ranch stone pillar entrance to the Box S entrance.
- Recommended vehicles needed for 12-month access to Timberlake: 4WD **strongly preferred** or AWD with **high clearance**. Cars with low clearance will be problematic.
- There is an EMS/Fire Station in Timberlake. When calling 911, specify Station 55. If you are in Cibola County and calling 911, you will need to tell Grants Dispatch that you are only 5 minutes from Timberlake Station 55 and ask Grants Dispatch to call McKinley Co. Dispatch. Email for Station 55: station55.timberlake@gmail.com. There are two air evacuation helicopter services that cover Timberlake and provide very reasonable household insurance plans. (PHI and Air Med Care)
- Timberlake can be considered as "off-the-grid" rural community. Electricity and phone line are available to Lots. Landowners are responsible for septic, water, TV and internet (satellite) and garbage disposal. Cell phone reception can be spotty. Water is never a guaranteed resource.
- Official TRLA website is www.trnews.info.