



High Country Pines Unit 1 Homeowner's Association, Inc



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High Country Pines Unit 1, Community Rules

To ensure the safety of our homeowners and the tranquility of our Community, we provide a list of rules that are based on State Statutes, County Ordinances, and our Declaration of Restrictions ("CC&Rs"). This list applies to all homeowners and their guests and/or renters.

1. **Vehicles:** Only licensed, street legal vehicles operated by a licensed driver may be driven on our community streets. On-street parking is prohibited. Absolutely no vehicles are allowed in the greenbelt (common) area. The speed limit in High Country Pines is 25 mph. **See CC&Rs § 2(E).**
2. **ATV/UTV Laws:** Pursuant to Arizona law and these Association Rules: (1) any operator of an ATV/UTV be at least 16 years old and be licensed; (2) all riders under 18 must wear a helmet; (3) any ATV/UTV driven on the street must be licensed and street legal; (4) there can be no more occupants on any ATV/UTV than the vehicle is designed for. **See A.R.S. § 28-964.**
3. **Fire Restrictions:** All fire restrictions must be obeyed. For information, call the HOFD's Burn Line at (928) 535-6709 before you burn. **See Navajo County Ordinance No. 01-19 for more information.**
4. **Noise:** Excessive noise, including barking dogs, loud vehicles, loud parties, etc. is prohibited. Please contact the Navajo County Sheriff's non-emergency dispatch line at (928) 524-4050 to report a disturbance. **See CC&Rs §§ 2(D) and 2(I).**
5. **Vehicle Parking:** Except for vehicles belonging to persons doing work on the premises during daylight hours or at other times during emergencies, trucks, buses, vans, trailers, boats, antique cars, campers, motor homes and similar type vehicles or equipment, shall not be parked in the street, driveway or in the yard of any lot so as to be visible from the street, but shall be kept or parked only in a garage or otherwise hidden from view, unless written approval is obtained by the Architectural Committee with respect to some other place and/or manner of keeping or parking such vehicles or equipment. **CC&Rs § 2(E).**
6. **Dogs:** All dogs must be leashed while walking and confined to your property at all other times. Pet owners must pick up after their pets. **CC&Rs § 2(D).**
7. **Fireworks:** Any and all types of fireworks are strictly prohibited in High Country Pines and the National Forest. **See A.R.S. § 36-1606; see Navajo County Firework Ordinance No. 02-19.**

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8. **Junk or Trash Within Properties:** There shall not be placed, stored, kept, allowed or maintained upon any lot any junk, trash, refuse, rubble or other unsightly condition or excessive weed growth. **CC&Rs § 2(I).**
9. **Architectural Modifications:** "No building, fence, wall or other structure of any character shall be erected, placed, altered, reconstructed or maintained on any lot until plans, specifications and a plot plan showing the exact location of such improvement have been approved in writing as to exterior design, materials, location of the improvement, and topography and finished ground elevations by an Architectural Committee." **CC&Rs § 3.**
10. **Weeds and Dead Trees:** Pursuant to Section 2(J) of the Declaration of Restrictions, in relevant part, "all building exteriors and lots (whether or not a dwelling has been erected) and landscaping shall be kept in first-class, neat, and clean condition." Homeowners should trim back the overgrowth and remove any other dead vegetation such as trees, fallen limbs, slash piles, shrubs, etc. in order to reduce the potential for fires. Making this a priority not only improves the appearance of High Country Pines, but more importantly, dramatically reduces the threat of a devastating fire. **CC&Rs § 2(J).**
11. **Trash Pickup:** If you have a trash collection service, please do not overfill the container so that the lid won't close. This is an open invitation for the ravens to get into your trash and scatter it. Also, containers must be off the street in a timely manner after collection. **See CC&Rs § 2(M).**
12. **Private Property:** All properties in High Country Pines, with the exception of the common area greenbelt, are privately owned. Please do not trespass. **See CC&Rs §§ 1(A) and 1(B).**