

Copper Canyon Ranches Property Use Requirements

Copper Canyon Ranches Association is governed by:

- Arizona State Statutes
- Arizona Corporate Commission
- Gila County Ordinances (Suburban Ranch District)
- Copper Canyon Ranches Declarations of Covenants, Conditions and Restrictions (CCRs)
- Copper Canyon Ranches Association Bylaws

All Property Owners must abide by the following property use requirements and restrictions as established by Gila County and by Copper Canyon Ranches Property Owners' Association:

ARCHITECTURAL CONTROL (CCRs Article IV, Sections 4.01 -4.02)

- Submit ALL plans for altering or enhancing a parcel to the Association Board of Directors for approval PRIOR to starting the improvements.
- Obtain Gila County permits as required.

ASSESSMENTS (CCRs Article V, sections 5.01a-b)

- Members pay an annual assessment for each parcel owned. Late penalties and fees may be assessed, and unpaid assessments may result in a lien against the property.
- Special assessments may be levied for capital improvements.

USE RESTRICTIONS (CCRs Article VI, sections 6.02 – 6.08)

TRASH

- Regular removal of all garbage, trash, rubbish, or refuse of any kind is required. Disposal must meet county regulations.

INOPERABLE VEHICLES

- One (1) unregistered, inoperable vehicle or piece of equipment may be kept within property boundaries set back at least 100 feet from all property lines.

HAZARDOUS MATERIALS

- No materials may be used or stored in a manner, which may cause a fire or explosion or cause heat, smoke, glare or toxic fumes.

LIVESTOCK

- Confine buildings to the rear ½ of the property and at least 100 feet from a property line.
- Confine all livestock.
- Dangerous, wild, exotic or non-domestic animals are prohibited.
- Follow State and County health requirements.
- Minimize noise, odor, insects and vermin.
- Permitted livestock per parcel:
 - Combination of 3 horses or cattle
 - Combination of 5 sheep and goats
 - Combination of 40 rabbits or poultry
- Swine are not permitted.

STRUCTURES

- All improvements, including buildings, outbuildings, fences and walls, require written pre-approval by the association board as well as permits issued by Gila County.
- Construction is limited conventional or modular homes of at least 720 square feet of living space
- Mobile homes must be skirted
- No reflective roofs or sidings are allowed.

2024-04-27

- Camping is permitted for vacationing property owners.
- Grading and excavation are permitted ONLY for reasonable construction of pads and driveways.

OFF ROAD VEHICLES

- All vehicles operating on Association roads must be licensed.
- Off-roading on the ranch is prohibited except on the owner's own property.

Utility Easements (CCRs Article VII)

- Maintain a ten-foot perimeter around each parcel for utility easements.