

Buckskin Artists Community, Inc.

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**Homeowner's Association
Member Information Packet**

**BAC Introductory Information
Articles of Incorporation
Association Bylaws
Membership Criteria
Covenants, Conditions and Restrictions
Water Policy
Road Policy**

**and
Additional Information**

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**Member Information Packet
January 1, 2023**

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Introductory Information

Introduction

This is the collection of all source documents related to Buckskin Artists Community, Inc. (BAC) current to January 1, 2023 which is now labeled the Member Information Packet (MIP). It is available for study and downloading on BAC's website, "ourbac.com". When updates are made to the document, they will be added to the "MIP Updates" section listed in the Table of Contents and will be incorporated in the MIP posted on the website so that it remains current.

All members of BAC (regular and auxiliary) are requested to study this MIP and become familiar with BAC's founding, its history, its practices, procedures, policies and deed restrictions (CC&R's).

BAC Homeowner's Association (BAC HOA) Officers and Board members are available at any time to answer questions that members may have. Names and contact information of the Board and Officers is found through the home page of "ourbac.com".

Mission Statement of Buckskin Artists Community, Inc.

To serve members by pursuing activities that protect the safety of members and their property, protecting and enhancing the property values of lots and supporting the pursuit of enjoyment of our environment within the jurisdiction and limits of the laws of Arizona.

Buckskin Artists Community Entity

Land Area: BAC proper is comprised of the original Buckskin Artists Community and Buckskin Artists Community West (BAC proper) which is most of the south ½ of Section 25, T12N, R16E as recorded by Navajo County in 1960. See Appendix 1 (BAC Map).

Water Service Area: BAC may provide water to those within most of Section 25. See Appendix 2 (Water Service Area map) which shows the additional area in Section 25 adjacent to BAC that completes BAC's Water Service Area.

Buckskin Artists Community Inc. Membership

1. There are two categories of BAC membership: Regular and Auxiliary.
 - 1.1 Regular: Owners who acquire property within BAC proper. Payment of dues and following BAC's deed restrictions is mandatory.
 - 1.2 Auxiliary: Those outside of BAC proper and within the remainder of the Water Service Area (See Appendices 1 and 2) who ask for and BAC agrees to provide their water. Owners who receive or expect to receive their water from BAC must also pay annual dues and follow BAC's deed restrictions.

BAC HOA - Points of Emphasis

There are several items required of BAC HOA members (most of which are discussed in the Bylaws and CC&R's) that potential BAC members who are preparing to buy, and BAC members who own and plan to build or add to their property should know and on which all should be knowledgeable.

- BAC HOA fiscal year begins on May 1 each year and ends on April 30 the following year. HOA dues statements are sent out to all property owners the first week in April. Payments are due by May 1st.

A 10% late fee is added to dues if payments are not received by May 15 of the current fiscal year.

After May 15 of the second year of nonpayment, accounts are sent to BAC's collection legal firm, an assessment lien is filed on the property and/or water service is shut off and locked out, and the owner is charged a \$200.00 service fee.

- An annual membership meeting and pot-luck picnic are held on Memorial Day weekend Saturday, when possible, at the large ramada at Tall Timbers County Park in Overgaard. Picnic starts at 11am; meeting starts about 12:30 and lasts until about 1:30. Meeting and picnic information is posted on BAC's website, "ourbac.com".
- Discharge of firearms is not permitted within BAC. Wildlife will not be preyed upon.
- Any and all construction on an owner's property that is visible from the outside must be approved by the Architecture Committee. Homes, studios, stables, cabanas, bath houses, greenhouses, solaria, storage sheds, walls, fences and etc. No exceptions. Forms and instructions are available for downloading on BAC's website, "ourbac.com". All items on the forms must be completed and Architecture Committee approval obtained before commencing construction. BAC's Officers and Board members are always available to answer questions.
- Long term water conservation must be implemented by all owners. Use of BAC water for outdoor ponds of any sort is prohibited.
- No subdivision of a lot is allowed that would result in less than one (1) acre

- All lots are to be used only for a single-family dwelling or studio purposes.
- New construction must be completed within 1 year (12 months) unless prior approval is obtained from the Architecture Committee.
- No dwelling house, studio or stable shall be constructed closer than 25 feet to any lot line.
- Trailers and auxiliary wheeled equipment must be parked in an organized fashion. Owners are expected to keep properties uncluttered.
- Dead vegetation that is not natural, dead brush and trees, refuse piles, junk piles or other unsightly objects will not be permitted to remain upon properties. Fire control measures are to be implemented at all times by all owners.

BAC HOA's Most Common Member Problems

- 1) Not following architectural requirements and guidelines: It is imperative that all members follow Architectural guidelines as stated in the CCR's and its amendments.
 - Any construction or building installation by a BAC member on their property must be approved by the Architectural Committee prior to construction.
 - A plot plan with accurate dimensions is required.
 - 25' setbacks from property lines are required for most buildings.
 - Design and colors must be reviewed and approved by the Architectural Committee.
 - New Home Construction Request and Architectural Change Request forms are posted for downloading on BAC's website, "ourbac.com".
 - BAC is committed to aesthetically improve property values within the Community.
- 2) Excessive usage of water provided by BAC: The BAC area and the entire Southwest is experiencing a long-term drought. BAC does not allow members to use our water for ponds of any sort and encourages owners to use timers and others measures to conserve water that we provide. Long term water management is a high priority of BAC.
- 3) Short term renter issues: BAC does not want to impinge on homeowners' rights to income from properties. However, with ongoing problems involving renters, we are asking that owners who allow short term renters submit to BAC a list of rules their renters must follow. Owners must immediately respond effectively if there are any renter noise or other issues on BAC properties and roads that are brought to their attention. Owners are held accountable for the misbehavior of their renters.

Thank you for taking the time to study these documents.

Steve Stearns

BAC HOA President

Previous BAC President Introductory Letter from 2004 – Appropriate Today

The following is an introductory letter written by a previous BAC President:

“Welcome to Buckskin Artists Community, Inc. You have acquired a very special property located in the largest stand of Ponderosa pine in the United States.

Buckskin Artists Community has been in existence since the early 1960’s. It was named by its founder Jay Datus, a prominent artist and his wife Edat. They planned a small unique settlement. Their original plan was to form a community composed of artists who could work their craft in the quiet atmosphere of these beautiful mountains.

When the founders died the artist conception changed. The properties were acquired by non-artists but the concept of keeping the environment as close to natural forest beauty as possible prevailed. To ensure the consistency of this environment the founder instituted deed restriction and building codes. These codes continue to apply today.

It is my hope that, because you are purchasing property in this area or have already purchased, you are supportive of the enforcement of these deed restrictions. Our mission is continued enhancement of our property values and the pursuit of enjoyment. The enforcement of these restrictions has as one of its methods the architectural committee which approves all building plans. The committee will consider new materials and designs not included in the restrictions. Enclosed is a checklist used by the committee for building plan approval.

The homeowners association holds an annual meeting each May (Memorial Day week-end). Officers and the Board of Directors are elected then, according to the by-laws of the association. Notice of the time and place for the meeting is sent in advance.

The annual billing for dues is sent in April. The dues are currently set at \$225 per year (\$325 per year since 2004?). This covers the cost of running the well, road maintenance, well site property taxes and other expenses.

I wish to welcome you to the Buckskin Artist Community. I look forward to seeing you at our meeting and encourage you to participate in any of the many voluntary positions that give our community its vitality and keep systems running on course.

Sincerely,
Al Eubank, (Previous) President, BAC”