

**Buckskin Artists Community  
Member Information Packet  
January 1, 2023**

**Terms and Conditions for  
Membership in Buckskin Artists Community, Inc.**

**General**

- 1.0 There shall be two categories of members, Regular and Auxiliary. Regular membership shall be limited to the owner of a lot or lots within Buckskin Artists Community (BAC), and Buckskin Artists Community West (BACW), located in Section 25, Township 12N, Range 16E, G.S.R. B. M., Navajo County, Arizona. Auxiliary membership may be granted to the owner of a lot or lots within most of the same Section 25, but not qualifying under the definition of "Regular" above.
  - 1.1 Water rights are granted to BAC parcel owners (see CC&R's, Appendix 1).
  - 1.2 Water is available to Auxiliary members within the Water Service Area

**Terms**

- 2.0 Once designated as a member, either "Regular or Auxiliary," the term is without end providing that all conditions continue to be met. The member status may be passed on to subsequent owners of the parcel provided the conditions continue to be met.

**Conditions**

- 3.0 All members must adhere to and not be in violation of any deed restrictions.
  - 3.1 All members must be current with initiation fees, annual membership dues, special project assessment and any other dues and/or fees in such amount as may be approved by the Board of Directors (see Bylaws, Sec.3.4).

## **Enforcement of Policies**

- 1.0 Our original founders of BAC stipulated the ways of ensuring the longevity of our community with the ability to set and enforce assessments and fees. They also stipulated ways within the CC&Rs for how enforcement could be carried out.
- 2.0 During the 1994 session of the Arizona legislature a bill passed which affects common interest communities in Arizona. House Bill 2256 which amends Title 33 of the Arizona Revised Statutes by adding Chapter 17 relating to planned communities. The Bill took effect on July 17, 1994.
- 3.0 HB 2256 defines a planned community as a real estate development which includes real estate owned and operated by a nonprofit corporation or unincorporated association of owners, created for the purpose of managing, maintaining or improving the property and in which the owners of separately owned lots, parcels or units are mandatory members and are required to pay assessments to the association for those purposes. The term "association" is defined in HB 2256 as a nonprofit corporation or unincorporated association of owners created pursuant to a declaration to own and operate portions of a planned community and which has the power under the declaration to assess association members to pay the costs and expenses incurred in the performance of the association's obligations under the declaration.
- 4.0 Such things as assessments, Architectural control and CC&Rs enforcement are clearly defined. Parcel owners wishing to find out more details should read this document to understand what is enforceable and then refer to the appropriate House Bill for enforcement methods.
- 5.0 The policy of the Board is that each parcel owner has to carry their own weight in responding to the policies set forth in the CC&Rs. Each parcel owner must be responsible for the payment of fees that drive our association.
- 6.0 In the event that parcel owners do not comply with the CC&Rs or pay required fees there are clearly defined processes that are enforceable by the legal system of the state of Arizona for ensuring compliance.