

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

ROAD POLICY

Section 1

General Statement

- 1.1 The roads within BAC were built by the members and are owned by the association. These are considered "common use area."
- 1.2 All of the roads are maintained by BAC HOA except the following which are maintained by Navajo County:
 - 1.2.1 Deer Hill Road from Artists Draw Road to the Green Valley Road intersection.
 - 1.2.2 Green Valley Road from Buckskin Canyon Road across Buckskin Wash and to the Deer Hill Road intersection.
 - 1.2.3 The paved sections of Buckskin Canyon Road and Artists Draw Road that constitute the main County thoroughfare through BAC, and Meadow Road to the USFS gate.
- 1.3 The dirt roads are considered part of the overall charm of the community, providing a sense of remoteness and privacy. There are no future plans to change the type or condition of the roads.
- 1.4 The Board's use of BAC's financial resources to maintain roads will be addressed after the needs of the water system are met.
- 1.5 The Board will not provide funds or any other resources for the construction of new roads.

Section 2

Road Maintenance Standards

- 2.1 In general, it is the intention of the road maintenance program to maintain the roads to a condition that permits safe travel. To facilitate managing the maintenance priority and expenditure of budget, each of the roads within the association is designated in one of three categories.
 - 2.1.1 "A" roads are the primary thoroughfares through the community and are used by all residents. The paved sections of Artist Draw Road and Buckskin Canyon Road are considered "A" roads. "A" roads are owned and maintained by Navajo County.

- 2.1.2 "B" roads are most of the other roads in the community that are primarily used by the local residents, and also the unpaved portion of Artists Draw Road. These roads are maintained by BAC and will be first in priority with respect to BAC HOA's maintenance budget and schedule and will be maintained with the intentions of permitting safe travel. Navajo County considers BAC's "B" roads as "primitive" and would only expend minimal time and use local material as surfacing if they were in charge of maintenance.
- 2.1.3 "C" roads are those few roads or road sections that are currently suitable at times only for four-wheel drive vehicles. The upper end of Crest Road, the upper end of Cliffview Road, the steep portion of Ten Hawk Trail and the access road to the meadow from Deer Hill Road are examples of "C" roads. Maintenance of these roads will be last in priority with respect to BAC's maintenance budget and schedule and will be accomplished in cooperation with the local resident(s).
- 2.1.4 In situations of very steep or rocky inclines or sections of road where severe "wash out" exists, the affected homeowners may wish to collectively contribute to a commercial concern to provide a permanent surface material for the most difficult part of the road. Such effort must be presented to the Board for approval prior to any work starting.
- 2.1.5 In 2016, BAC HOA voted to keep the forest access at the end of the dirt portion of Artists Draw Road available for use by the general public. BAC installed gates at both ends of the dirt section, added speed control dips and bumps and posted signage as traffic control measures. BAC will continue to maintain the traffic control measures, and maintain the road surface to the "B" road standards as stated in 2.1.2.

Section 3

Maintenance Plan and Schedule

- 3.1 The county has in the past and we believe they will continue to maintain the "A" roads and dirt road sections as defined in Sec. 1.2.
- 3.2 The Board may contract labor and equipment as required, and within budgetary limits, for emergency repair and maintenance of the roads.
- 3.3 All road maintenance will be accomplished on an as required basis and within budgetary restraints.

Section 4
Snow Removal

- 4.1 The association has no policy for snow removal from the roads for the purpose of access to vacation/summer homes in the community.
- 4.2 The county provides snow removal on “A” roads in the community, but on a low priority basis.
- 4.3 The association and the county will endeavor to cooperate in the removal of snow from the roads as required to preclude the extended isolation of our year-round residents in the event of heavy snowfall.
- 4.4 Ultimately, each homeowner has the obligation to be self-sufficient in getting in and out of their property during winter snow conditions.

Section 5
Road Maintenance Budget

- 5.1 The Board will provide estimated budgetary requirements for the scheduled and emergency road maintenance. These funds will be a portion of the homeowners' dues.