

LOCKETT RANCHES OWNERS ASSOCIATION

Rules and Regulations

Updated by the Board of Directors 8/18/2026

The Board of Directors (the Board) has adopted and revised the following Rules and Regulations (the Rules) in accordance with the Declaration of Covenants, Conditions and Restrictions (the CC&Rs) for Lockett Ranches Owners Association (the Association) in accordance with powers of the Board under the provisions of such document.

These Rules are intended to add clarity to items that the Board addresses on a frequent basis, to benefit the common good, and, as a result thereof, to maintain property values and encourage neighborly cooperation. It is the responsibility of each Owner to be familiar with the CC&Rs and these Rules and to inform all occupants, residents, tenants, guests and invitees of the requirements for living within the Lockett Ranches development. All notices of violations of the governing documents of the Association will be addressed to the Owners and any fines levied will be levied against the Owner rather than against the tenant or occupant of the related Lot/Tract. You are reminded that an Owner is responsible for the acts of their tenants and guests, and for all other occupants of their residence. Owners are therefore advised to make compliance with these Rules, the CC&Rs and the other governing documents of the Association a requirement under the terms of their leases and rental agreements.

1. **Property Changes and Design Review Committee (the DRC) approval** – No tree removal, excavation, fill or other alteration of the topography or drainage of any Lot/Tract shall be begun and no building, fixture, fence, wall or other structure or improvement of whatever type shall be commenced, erected or maintained upon the Lot/Tract, nor shall there be any addition to or change to the exterior of any residence or other structure or improvement upon a Lot/Tract or the landscaping, grading or drainage thereof, including, without limitation, the painting (other than painting with the same color of paint as previously existed) of exterior walls, patio covers and fences, except in compliance with plans and specifications which have been submitted to and approved by the DRC.
2. **RV / Trailer Storage** - Boats, recreational vehicles, trailers (other than horse trailers), shall be parked only in enclosures or in rear yards screened from view or as approved by the Association. ***If a recreational trailer/vehicle will be parked at a property within the Association for a short period of time (less than 10 days) for any reason, please email the Association's community manager notification with the dates of the short-term parking/storage.*** The Association acknowledges that short-term parking/storage of recreational trailers and vehicles is needed periodically during the seasons, but if the Association is not notified of the short-term storage, an Owner may receive non-compliance notices and monetary penalties.
3. **Forest Access from Lockett Ranches** - Owners and occupants, please remember that forest access from Lockett Ranches is allowed at the Quintana cul-de-sac access and the Lockett Trail access next to Bouteloua Road. Any access to the National Forest across a Lot/Tract Owner's private property is considered trespassing unless the person has permission from the Lot/Tract Owner to cross their land.
4. **Rental of Property** – An Owner may rent any Lot/Tract or residence, but not less than the entire Lot/Tract or residence. Short term renting for transient purposes (less than 30 days) is not allowed. Owners must provide the Association with the name(s), contact info and vehicle information of any renters for their property. Please visit the Association website for the appropriate Renter Information Form.
5. **Barking Dogs** – Allowing a dog to bark excessively violates Coconino County Ordinance #3011-01, and such a violation is punishable with a monetary fine and a misdemeanor charge through Coconino County. Please see Coconino County Ordinances for additional information.

6. **Leashed Pets** - Dogs/pets must be under the owner's immediate control and/or leashed while off the owner's property. A person walking an unleashed dog violates Coconino County Ordinance #2007-03, and such violation is punishable with a monetary fine and a misdemeanor charge through Coconino County. Please see Coconino County Ordinances for additional information.
7. **Pet Waste** – Pet waste must be immediately picked up by the person in control of the pet. Not picking up pet waste is a violation of the Coconino County Ordinances and a health hazard for all people in the Lockett Ranches development. Pet waste should not be disposed of in other Owner's trash receptacles.
8. **ATV Use** – ATV use is allowed on the Association roads (Quintana and Hattie Greene) only if the ATV is licensed in accordance with applicable laws. An ATV may only be driven by a licensed operator who must obey all applicable rules of the road including following posted maximum speed limits. ATV use that becomes a nuisance to members is a violation of the governing documents of the Association. Please note that roads in the development other than Quintana and Hattie Greene are private roads and travel is not allowed on such roads except for the residents of each private road or with the consent of such Owners.
9. **Refuse Receptacles** – No refuse receptacles shall be left at the roadside on non-collection days.
10. **Vacant Tract Upkeep** – Owners of vacant Lots/Tracts are subject to the same requirements as the Owners of developed Lots/Tracts regarding the maintenance of and the storage of personal property, etc. thereon. No storage of personal property on a vacant lot is allowed without approval by the DRC.
11. **Snowplowing across Quintana/Hattie Greene** – Pushing snow piles across the private roads (Quintana and Hattie Greene) is not allowed. If this violation occurs, all the Owners on the related in-tract road or private driveway will be notified of the violation. Any violation fines imposed for this violation will be pro-rated and assessed equally to the Owners of all the Lots/Tracts connected to that in-tract road or private driveway. In addition, the costs of any snow removal performed by the Association to clear the snow piles from the private road shoulder will be pro-rated and assessed equally to the Owners of all the Lots/Tracts connected to that in-tract road or private driveway. The Owners of the Lots/Tracts connected to the in-tract road or private driveway shall be liable for all damages and injuries incurred by people and vehicles because of a violation of this rule. The Association shall have no responsibility for such damages and injuries even if due to the Association's correction of such violation.
12. **Minimum Lot Size** - Pursuant to Section 12.25 of the Declaration of Covenants, Conditions and Restrictions for Lockett Ranches (the "Declaration"), a Lot/Tract Owner may subdivide or split the Owner's Lot/Tract only if the following two conditions are met: (i) the subdivision or split complies with all applicable State of Arizona and Coconino County statutes and regulations regarding such subdivision or split and (ii) the division or split shall not result in any Lot/Tract or divided or split lot or parcel having a net area of less than two (2.0) acres. If either of such conditions is not met, the Owner may not subdivide or split their Lot/Tract.

In the event of a conflict between a provision of these Rules and a provision of the CC&Rs, the provision of the CC&Rs will prevail. Nothing contained herein shall be deemed to limit the applicability of the provisions of the CC&Rs.

The Board may from time to time in its sole discretion amend, repeal, or augment these Rules as it deems appropriate, subject, of course, to the terms of the CC&Rs and applicable law. It is the responsibility of each Owner to obtain and adhere to the stipulations of the most recent copy of these Rules. The Board retains the right to grant variances from these Rules as determined appropriate in its sole discretion.

Any violation of these Rules or of the CC&Rs may result in a fine being assessed against the Lot/Tract Owner. Arizona law provides the Lot/Tract Owner with the opportunity to correct the violation and for a hearing with the Board of Directors prior to the Board assessing a fine for a violation.