

# LOCKETT RANCHES OWNERS ASSOCIATION

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## Governing Documents Requirements

Revised by the Board of Directors on 8/15/2017

The Board has adopted and revised the following requirements (the "Requirements") in accordance with the Declaration of Covenants, Conditions and Restrictions for Lockett Ranches (the "CC&Rs") in accordance with powers of the Board under the provisions of such document.

These Requirements 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 Tract Owner to be familiar with the CC&Rs and these Requirements 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 Tract Owners and any fines levied will be levied against the Tract Owner rather than against the tenant or occupant of the related Tract. You are reminded an Owner is responsible for the acts of their tenants and guests and for all other occupants of their residence. Tract Owners are therefore advised to make compliance with these Requirements, the CC&Rs and the other governing documents of the Association a requirement under the terms of their leases and rental agreements.

1. Rental of Property – An Owner may rent any Tract or residence, but not less than the entire Tract or residence. Renting for transient purposes (less than 30 days) is not allowed. Owners must provide the Association 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.
2. 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 of the 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 of the Tracts connected to that in-tract road or private driveway. The Owners of the Tracts connected to the in-tract road or private driveway shall be liable for all damages and injuries incurred by persons and vehicles as a result 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.
3. 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.
4. 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.
5. 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. You must not dispose of pet waste in other Owner's trash receptacles.
6. 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.

7. Refuse Receptacles – No refuse receptacles shall be left at the roadside on non-collection days.
8. Property Changes and DRC approval – No excavation, fill or other alteration of the topography or drainage of any 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 Tract, nor shall there be any addition to or change to the exterior of any residence or other structure or improvement upon a 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 therefor which have been submitted to and approved by the Design Review Committee.
9. Vacant Tract Upkeep – Owners of vacant Tracts are subject to the same requirements as the Owners of developed Tracts in regards to the maintenance of and the storage of personal property, etc. thereon.
10. Exterior Lighting – All exterior lighting should be installed and used in a manner that minimizes outdoor lighting in order to maintain dark skies and prevent light pollution and light trespass. Lighting shall not be offensive to the Owner or resident of any other Tract. Please see Coconino County Zoning Ordinance Section 27.
11. Trespass on other Owners' Tracts – Ingress and egress into the development is via Quintana Drive and the two marked trails (at the end of Quintana Drive and at Lockett Trail). Entering/crossing/trespassing on any Tract Owner's property requires the approval of that Tract Owner. Many Owners have Trespass Enforcement Signature Pages on file with the Association.
12. Mailboxes – To ensure uniformity, all mailboxes utilized within the development must be obtained through the Association and will be installed on an Association-supplied post. Owners are responsible for the maintenance and repair of their mailbox after initial installation.
13. Minimum Lot Size - Pursuant to Section 12.25 of the Declaration of Covenants, Conditions and Restrictions for Lockett Ranches (the "Declaration"), a Tract Owner may subdivide or split the Owner's 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 Tract or divided or split lot or parcel having a net area of less than two (2) acres. If either of such conditions is not met, the Owner may not subdivide or split their Tract.

In the event of a conflict between a provision of these Requirements 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 Requirements 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 Requirements. The Board retains the right to grant variances from these Requirements as determined appropriate in its sole discretion.

Any violation of these Requirements or of the CC&Rs may result in a fine being assessed against the Tract Owner. Arizona law provides the Tract owner 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.