



The Association thanks everyone for their continued commitment and support in maintaining one of the premier neighborhoods around Flagstaff! Your consideration of the following reminders and notices is appreciated!

Trail Etiquette

- Please be respectful of neighbors when utilizing social trails after dark.
- Please note that E-bikes and horses are not allowed in Buffalo Park.

Forest Access from Lockett Ranches

Owners and occupants, please remember that forest access out of 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 owner's private property is considered trespassing unless the person has permission from the lot owner to cross their land.

Burning and Outdoor Fire Reminders

All fire restrictions established within Coconino County and adjoining Coconino National Forest shall be adhered to by Lockett Ranch Owners and Residents. ***Outdoor fires and charcoal grills are not permitted once County and/or Forest Service fire restrictions are in place.*** Individual Lockett Ranches homeowners are personally liable for damages occurring due to negligence or irresponsible fire hazards. ***Please remember per the Association's governing documents: No trash, garbage, tree branches, pine needles or like-materials shall be burned on any property. No campfires are permitted.***

For current fire restriction information, please visit:

Coconino National Forest = www.fs.usda.gov/coconino

Coconino County = www.coconino.az.gov/2595/Fire-Restriction-Information

Invasive Weed Removal Reminder

▪ A reminder that owners are responsible for the removal of non-native, invasive plants/weeds on their property including any easements. The removal of non-native, invasive weeds on private property is an important responsibility for all owners within Lockett Ranches. The University of Arizona reports that the noxious weed problem in the western United States has been described as, a biological forest fire racing beyond control because no one wants to be fire boss. Indeed, when small weed infestations are left unchecked, they can grow exponentially and spread across the land much like a slow-moving biological wildfire.

▪ The most common non-native, invasive weeds found in the area are: *Cheatgrass*, *Dalmation Toadflax*, *Diffuse Knapweed* and *Scotch Thistle*. For more weed identification and eradication information, Owners are encouraged to visit:

<https://extension.arizona.edu/pubs/non-native-invasive-plants-arizona>

Routine Community Inspections

The Association performs routine inspections of the community to help ensure all Owners adhere to uniform, compliant guidelines created for the benefit of the entire Membership. Please take a moment to review the CC&R's and Governing Document Requirements and make sure that your property is in compliance. Common infractions include:

- **Exterior Changes Without Prior DRC Approval.** The Association's governing documents requires that any physical, exterior changes proposed for a property must have a Plan Review Submittal Application submitted and approved by the Association's Design Review Committee (DRC) prior to performing the actual changes on the property. The Association may assess monetary penalties to an Owner for failure to obtain the required Association approval prior to making changes to a property.
- **RV / Trailer Storage.** Per the Association's CC&Rs, 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.
- **Equipment / Material Storage.** Per the Association's CC&Rs, unsightly articles, equipment, and storage piles, shall not be placed on a property so that they are visible from neighboring tracts.

Pet Owners – Please Pick Up Your Trash and Control Your Pets!

- Lockett Ranches Owners and occupants are blessed with living in an Association located in a natural, forested environment...but pet waste still needs to be picked up. **Pet waste is trash and responsible pet owners must treat it as such.** Private property owners don't appreciate someone dropping and leaving a soda can on their property; why is it okay to leave pet waste? Please pick up your pet's waste and dispose of it in your trash receptacle; and be considerate and don't dispose of your pet's waste in another property owner's waste container.
- Please remember that dogs need to be in the control of the owners at all times, anywhere in the Association. If your pet is not in your immediate control, you are in violation of county regulations and your pet can be impounded.

The Association's website: www.locketttrancheshoa.com

All the Association's current governing documents as well as other Association information is available for download and/or viewing on the Association's website.



Owner Contact Update

Please take a moment to ensure your contact information (email address, mailing address, contact phone number) is current and updated with the Association.

Questions about the Association?

For any community assistance needed, please contact:

*Sterling Real Estate Management
Adam Whitman, Community Manager*

Email: Adam@sterlingrem.com

Phone: (928) 773-0690 ext 7