



### ATTENTION Pet Owners - Please Read

- ❖ Now that the snow cover is gone, it's very evident that pet waste along the roadways is not being disposed of properly. Please pick up your pet's waste and dispose of it in your trash receptacle. Be considerate and do not dispose of it in another property's waste container.
- ❖ Please remember that dogs need to be in control of the owners at all times, anywhere in Lockett Ranches. If your pet is not in your immediate control, you are in violation of county regulations and your pet can be impounded.

### Exterior Lighting and Dark Sky Compliancy

The Owners Association recognizes and promotes the policies and standards established by Coconino County, the City of Flagstaff and the Flagstaff Dark Skies Coalition (See CC&Rs 12.20). 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 take a moment to make sure that:

- All exterior lighting on your property that remains on for extended time periods is shielded and directed downward. Some examples of extended use lighting include, but are not limited to: address lighting, front entry lighting, landscape lighting, house accent lighting, etc.
- No spotlights, flood lights, or other high intensity lights shall be placed or utilized on any lot which in any manner will allow light to be directed or reflected on the adjoining lots, upward, or any part thereof.
- If you think your exterior lighting is out of compliance, contact Coconino County Code Enforcement Division and/or the community manager for additional information.

### Routine Inspections of the Community

The Association performs routine inspections of the community. Please take a moment to review the CC&R's and Governing Document Requirements and make sure that your property is in compliance. Owners and residents are expected to comply with the current governing documents, which are available for download and/or viewing on the Association's website. The most common infractions documented are:

- Improper storage of trailers and recreational vehicles. 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.
- Unsightly article storage. Unsightly articles shall not be placed on a Tract so as to be visible from neighboring Tracts. Any item stored in a carport or garage shall not be visible from neighboring Tracts. Storage piles and equipment shall not be visible from neighboring Tracts.
- Exterior Changes without submitting a Plan Review Submittal Application. The Association requests and requires Applications for modification to the property be submitted and approved prior to performing the actual changes on the property.

The Association may assess a fine of up to \$5,000.00 to a lot owner for failure to first obtain the required approval from the Design Review Committee before making changes to a property. The Association's current Design Guidelines are available on the Association's website. Please contact the community manager for further details.

### ATV Use

ATV use is allowed on the Association roads (Quintana and Hattie Greene) **only** if the ATV is properly licensed, and driven by a licensed operator, obeying all applicable rules of the road including following posted maximum speed limits. ATV use that becomes a nuisance to members is subject to CC&R enforcement. Please note that roads other than Quintana and Hattie Greene are "in-tract" roads and are considered private roads that are restricted to the residents of that road.

### Short Term Rentals Prohibited

Just a reminder that short term rentals within the Association are prohibited. 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.

### Owner's Online Portal Access

Your association has transitioned to AppFolio Property Manager software which will provide a new and improved Online Portal experience. The portal is 100% mobile and allows fast, convenient access to Association information.

With the new online portal, Owners can:

- Make one-time payments online by eCheck (FREE) or Credit/Debit Card
- Set up automatic payments to post on a specified day
- Review your account payment history and current balance in real time
- Update/adjust your account's contact information for Association correspondence

Access your Owner Online Portal at: <https://sterlinghoa.appfolio.com/connect>

### The Association's website: [www.lockettrancheshoa.com](http://www.lockettrancheshoa.com)

All of the Association's governing documents as well as other Association information is available for download and/or viewing on the Association's website at: [www.lockettrancheshoa.com](http://www.lockettrancheshoa.com).



### Owner Contact Update

Owners, 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 Owners Association?

For any community assistance needed, please contact:

*Sterling Real Estate Management*  
*Adam Whitman, Community Manager*

Email: [Adam@sterlingrem.com](mailto:Adam@sterlingrem.com)

Phone: (928) 773-0690