

# LOCKETT RANCHES OWNERS ASSOCIATION

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## **TRACT SUBDIVISIONS AND SPLITS** **REQUIREMENTS AND CONDITIONS**

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 acres. If either of such conditions is not met, the Owner may not subdivide or split their Tract. The approval of the proposed subdivision or split by Planning and Zoning Division of the Coconino County Community Development Department is not sufficient if **any** of the resulting Tracts will have area of less than two acres. In addition, Tract Owners must understand that even though the Coconino County Planning and Zoning Division may allow for the “rounding up” of the acreage of a resulting Tract, such ordinance or regulation does not change or override the two-acre minimum imposed by Section 12.25 of the Declaration as to each resulting Tract.

The Association requires that any Tract Owner that intends to subdivide or split their Tract submits to the Association a copy of the plat or results of survey prepared by a licensed surveyor setting forth the depiction of the proposed subdivision or split prior to or concurrent with the submission thereof to the Coconino County Planning and Zoning Division. Such plat or results of survey must be a true depiction of the proposed subdivision or split which includes, without limitation, the acreage of each Tract that will be created pursuant to such proposed subdivision or split to the hundredth of an acre and the details of all proposed access roadways to be created on the Tract in connection with the subdivision or the split. Failure by a Tract Owner to comply with such requirement will result in the imposition of significant fines. Failure to comply with the Declaration requirements could result in legal action being commenced by the Association to stop or to reverse the Tract subdivision or split. The Tract Owner is required to obtain the approval by the Association of the location and construction of such roadways prior to the construction thereof. Thus, it is recommended that the Tract Owner obtain the approval thereof by the Association prior to requesting the approval of the proposed subdivision or split by the Coconino County Planning and Zoning Division.