

**Three Canyons Ranch Master Homeowners Association
Association Rules (Updated January 13, 2021)**

Association rules are approved by the Board of Directors and are intended to supplement the CC&Rs. Please refer to the CC&Rs for complete governing details.

1. In return for paving the first mile of Three Canyons Road, Wild Horse and Vista del Oro are excluded from future capital improvement assessments relating to Three Canyons Road. (6/26/99)
2. Temporary living quarters are allowed during construction for nine months if a building permit has been obtained. (8/11/99)
3. Only members of the HOA will be allowed to attend HOA meetings. (8/11/99)
4. All meetings, when the membership is allowed to attend, will include two "calls to membership" with a three-minute limit per person. At special meetings, the comments will be limited to the official subject of the meeting. An additional call to membership will be called after the discussion of each motion is made. (12/9/99)
5. To assure a quorum, all board members are required to notify an officer of the board 24 hours in advance if unable to attend a meeting of the Board of Directors. (2/9/00)
6. The treasurer can make adjustments when an obvious error in billing occurred. The Board of Directors must review all other challenges. (4/12/17)
7. The treasurer must sign off on all decisions involving the commitment of HOA funds except in times of emergency. In times of emergency, the HOA president is allowed to spend up to \$1000 per occurrence to resolve the emergency situation. A full accounting of the circumstances will be made at the next open session of the Board of Directors. (9/18/02)
8. The president of the board will be the only contact with the attorney and will determine the extent of legal presence needed at all meetings. (10/10/01)
9. Change 2.7 of the by-laws requiring 30% of the total voting power to 10% of the total voting power. All other quorum requirements remain unchanged. (11/13/04)
10. A \$400 transfer fee will be charged the buyer/seller to cover the cost of recording the transfer and providing a welcome package. (1/24/07)
11. The number of directors on the board will be set at one per section. (4/12/17)
12. The standard date/time for quarterly board meetings is 5:30pm on the second Wednesday of January, April, and October. The annual membership meeting is 9:30am on the second Saturday of July, and the quarterly board meeting in July is held immediately following the annual meeting. (5/31/19)

LOCATION: Palominas Fire Dept Training Center, 9222 S. Kings Ranch Rd, Hereford, AZ 85615.

13. The HOA's place of business for documentation review and administrative updates is as follows: (1/13/21)

Stachel & Associates, P.C.
333 W. Wilcox Drive, Suite 205
Sierra Vista, AZ 85635
520-452-1006, mdopadre@stachellaw.com, fax 520-439-4655

14. Rule for Section 4.2.6 as authorized by Section 5.4 of the Three Canyons CC&Rs. (4/13/11)

Clarification of Section 4.2.6

- (1) Properly licensed, registered, and operable vehicles such as passenger vehicles, truck models of one ton or less, and motorcycles are allowed to be parked on a garage apron, driveway, or other MDC approved area. At no time shall more than three vehicles belonging to a resident or residents be allowed in an unscreened area.
- (2) Emergency repairs or repairs to enable a vehicle to be relocated to an appropriate repair facility are allowed for a duration not to exceed 24 hours.
- (3) Guest parking for recreational vehicles will be allowed on a driveway, garage apron, adjacent to an electrical hook-up, or other MDC-approved parking area with prior MDC approval.

15. Rule for Section 4.3.8 as authorized by Section 5.4 of the Three Canyons CC&Rs. (4/13/16)

Various structures that do not have flooring such as green houses, hoop houses, chicken coops, or similar buildings not exceeding 200 square feet and not over 12 feet in height shall not be considered structures for the purpose of CC&Rs Section 4.3.8. However, all such buildings will require pre-approval by the MDC before placement and are still subject to size limitation, placement, and color as the MDC may require.

16. Any Board of Directors member who misses two consecutive board meetings unexcused will be declared to have abandoned their board seat, and the board can appoint a replacement to serve until the next election for that seat. (7/13/19)

17. The assessment on new construction, to include additions of livable square footage to existing homes, will begin upon approval from the 3 Canyons HOA Master Design Committee or the village design committee. Those committees will report the date of approval and livable square footage to the HOA's contracted administrator and the HOA treasurer. (7/11/20)

18. Hunting is strictly prohibited within the boundaries of 3 Canyons. "No Hunting" signs are posted at both ends of 3 Canyons Rd, as required by ARS 17-304. (1/14/15)

19. Rule for Section 4.3.4 as authorized by Section 5.4 of the Three Canyons CC&Rs. (1/13/21)

Wells and well-shares are not considered an "improvement" and do not comply with Section 4.3.4. Wells, pressure tanks, pressure tank pads, and stand-alone electrical posts within Three Canyons must comply with the following setback:

- a. Wells will be no less than 50 feet from the closest property lines.
- b. Well-shares may be placed on the property line of the properties that are serviced by the well-share.

20. If a member fails to disclose a transfer of ownership of property without going through the residential resale disclosure and/or transfer process, the parcel in question will be assessed a \$200 fine in addition to the \$400 fee, pursuant to the CC&Rs and ARS 33-1806. The fine will remain on the account of the property until paid. (4/14/21)