

# 3 CANYONS RANCH MASTERS HOMEOWNERS' ASSOCIATION

## ASSOCIATION RULES

Revised June 8, 2011

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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.

Dues assessment begins on home construction when the primary foundation is complete. 3/10/99

A \$100 penalty will be charged for not obtaining prior approval of construction plans. 6/9/99

In return for paving the 1st mile of 3 Canyons Road, Wild Horse and Vista Del Oro are excluded from future Capital improvement assessments relating to 3 Canyons Road. 6/26/99

Temporary living quarters are allowed during construction for 9 months if a building permit has been obtained. 8/11/99

Only members of the Association will be allowed to attend Association meetings 8/11/99

Adjoining property owners will not be allowed access to or usage of 3 Canyons Road 10/13/99

Cluster mail boxes are approved at both the East and West end of 3 Canyons Road. 10/13/99

All meetings, when the membership is allowed to attend, will include two "Calls to Membership" with a three-minute time 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 made. 12/9/99

A copy of the membership list will be made available to any member of 6 months and good standing upon written request and upon determination that the list will not be sold, used for any commercial purpose including to solicit goods or services or to harass or intimidate other members. A members name and other information will be removed as permitted by law. 2/9/00

Delinquent assessments will cause a lien to be placed against the property assessed. 2/9/00

To assure a quorum, all board members are required to notify an officer of the Board, 24 hours in advance, if they are unable to attend a meeting of the Board of directors. 2/9/00

Non-payment of assessments for 60 days past the due date will result in loss of the right to attend meetings, the right to vote and access to common areas. (Good standing defined) 2/9/00

The Treasurer can adjust assessments only if an obvious error in billing occurred. The Board of Directors must review all other challenges. 9/12/01

All meetings of the association will follow the parliamentary procedures as outlined in "Roberts Rules Of Order". 9/12/01

The treasurer must sign off on all decisions involving the commitment of Association funds except in times of emergency. In times of emergency the President of the Association is allowed to spend up to \$1,000 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

Gate openers will be provided to every qualified user of the road up to the number of family vehicles registered with the Association. There will be a charge for each opener to defer all material and administrative costs. 9/18/02

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

A \$400 transfer fee will be charged the buyer/seller to cover the cost of recording the transfer and providing a welcome package. (Revised 1-24-07)

The number of Directors on the Board will be set at 10. 4/11/07

Membership dues are set at \$10.00 per membership.  
One Membership is allotted for each full acre of land plus One Membership is allotted for each full 100 sq.ft. of dwelling space. No fractional memberships are allowed. (Revised 4/13/11)

The gate at Bloomfield at the east end of Deer Ridge Estates will remain locked with keys given only to Bloomfield Road residents. (Revised 4/13/11)

The standard venue for Board meetings is 5:30 pm on the second Wednesday of January, April, June, and October. LOCATION:  
**Board of Directors meetings are held at the La Purisima Retreat Center, Hereford, AZ 85615. Take Hwy 92 S to Stoneridge Road (approximately 2 miles South of the 3 Canyons entrance) on the right. It's the first building on the left and has a blue roof.** 4/13/11

The Association's place of business for documentation review is approved.

Location: **STACHEL & ASSOCIATES, P.C.**

2151 South Highway 92, Suite 100

Sierra Vista, Arizona 85635

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**520.452.1006**

(revised 4/13/2011)

**Rule For Section 4.2.6**

as authorized by Section 5.4 of the Three Canyons CC&Rs

Exceptions to CC&R 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 3 vehicles belonging to a resident or residents be allowed to park 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.

4/13/11