

High Lonesome Ranch Estates Property Owners Association

Official email: <mailto:admin@hlrpoa.com>

Official website: www.hlrpoa.com

Association Rules

as amended 01/28/2022

The following rules and procedures were adopted on the dates indicated below in accordance with paragraph 5.3 of our CCR. Association Rules are defined as: "5.3 Association Rules By a majority vote of the Board, the Association may, from time to time and subject to the provisions of this Declaration, adopt, amend and repeal the Association Rules. The Association Rules may, among other things, restrict and govern the use of the Common Areas; provided, however, that the Association Rules shall not discriminate among Owners and occupants and shall not be inconsistent with this Declaration, the Articles, or the Bylaws. The Association Rules shall be intended to enhance the preservation and development of the Properties and the Common Areas. Upon adoption, the Association Rules shall have the same force and effect as if they were set forth in this Declaration. A copy of the Association Rules, as adopted, or amended, shall be available for inspection at the office of the Association." In the future, some provisions will be incorporated into the Bylaws as they involve the operation of the Association, leaving the Association Rules to focus on their primary purpose, regulation of the common areas.

1. Architectural Review Request (ARR) Form: The ARR form that is on the web site is mandatory for all ARC submissions. The form is available at: hlrpoa.com. (Adopted Sep0609; updated Aug12; updated January 2022). Owners are advised to specifically identify, by reference, any waivers they are requesting so that the response from the Board will document approval or disapproval of the waiver. In order to avoid selective enforcement, a list of waivers granted will be maintained on the Association's website. Revised 01/28/2022.

2. Permits: Rescinded 01/23/2022

3. Lot Splits: Rescinded 01/23/2022

4. Power: Rescinded 01/23/2022

5. ARR: Approved ARRs are valid once approved by the Board and form a contract between the Association and the owner-member initiating the ARR, freeing the owner to develop the property free of future concerns related to the ARR that has been approved, on the owner's timeline. Specific waivers requested and/or approved will be documented with reference to the CC&R provision being waived. A list of approved waivers will be maintained on the Association website. Approved 01/23/2022

6. Email correspondence. Revised 01/23/2022

7. Agenda items for Board meetings. Agenda items are welcome for board meetings. Agenda items **from owner-members** should be topics of relevance to the Association as a whole and to the smooth running of the POA. The board will assume the property owner raising the issue will participate in the discussion with proposed solutions. To ensure timely submission of topic, topics will be solicited not later than (fourteen) 14 days prior to the next meeting. Submitted topics must be in writing and include topic, issue, discussion, and recommendation. When possible, agenda items will be posted on the website prior to a board meeting so that discussions can move towards solutions and non-attending POs can email in their input. (Revised by PO vote 3/15/14) Revised 01/23/2022

8. Complaints. In accordance with the Arizona Revised Statutes, Title 33, Article 33-1803, the specific information needed by a POA Board before taking any action on a complaint includes at least four parts:-1- a formal notice to the board stating which portions of the CCR are being violated;-2- the name and lot number of the person violating the CCR;-3- the name and lot number of the person making the complaint; -4- and specific information concerning on what dates and times the violations were observed. The board cannot accept anonymous complaints. ARS Title 33, Article 33-1803 entitles the person accused of the violation to know who has lodged the complaint. The board also expects that members will attempt to resolve complaints on a neighbor-to-neighbor basis before submitting a complaint. Prior attempts to resolve issues will be a prerequisite to the board acting on any written complaint. With this detailed information the board can determine the next best steps for action, including, but not limited to, a hearing to determine one of the following: a recommendation to contact law enforcement, a recommendation to pursue civil or justice court options, and/or referral to arbitration/mediation a per the Revised Bylaws.(Revised by PO vote, 3/15/14)

9. Request for release of property owner information. During our 2007 annual meeting we asked property owners whether their address, email address or phone number could be released to other property owners for ranch business only. We will continue to update this information. If a property owner requests addresses, email addresses or phone numbers of 2 other property owners and states in writing that they will use the information for ranch business only, the board will release only that data which the property owners have indicated was releasable. (Approved at the 28 Dec 07 Board meeting.)

10. Nomination, Election and Balloting Procedures: on the website (approved July 2021) ¶ ¶

11. Video Taping Board Meetings:
Rescinded 01/23/2022

12. Hearing Procedures: Available on HLRPOA website (Revised by PO vote/3/15/14)

13. CCR Enforcement Policy: Rescinded 01/23/2022.

14. Rescinded 01/19/2022

15. Rescinded 01/19/2022

16. Assessment Policy and Procedures: Rescinded 01/23/2022

17. Files Access Protocol Rescinded 01/19/2022

18. Policies and Procedures for Budgeting: Rescinded 01/23/2022