

SNOW CREEK PROPERTY OWNERS ASSOCIATION COMMUNITY POLICIES AND INFORMATION

April 2019

Following is a compilation of community policies:

ANNUAL ASSESSMENTS

In January of each year the Treasurer will review expenditures for the prior year and prepare a budget for the new year. The Board of Directors will meet during the month of January and approve the budget. The billing for the annual assessment will be mailed to the members during January and payment will be due by March 1.

ANNUAL MEETINGS

An Annual Meeting of Members shall be set for the first Wednesday of April of each year at 1 pm, and voting will be conducted by mail. Appropriate ballots will be mailed to property owners. The Board of Directors will conduct its annual meeting following the Annual Meeting of Members, during which officers for the coming year will be elected.

CONSTRUCTION ACCESS

Construction hours are to Monday thru Friday 7am to 5pm. This applies to new home construction, remodeling and any other activity that is major in nature. It does not apply to small projects by property owners such as landscape maintenance, home repair and cleaning etc.

BAR K BEETLES AND DEAD TREES

The trees that are suddenly dying in Snow Creek are for the most part being killed by bark beetles. There has recently been a significant increase in bark beetle infestation in most of Northern Arizona, primarily due to drought conditions.

Generally, bark beetles attack a tree, boring through the outer bark, and then tunneling and laying eggs in the soft inner bark. In most cases, this activity causes the death of the tree. In about 30 days, the new hatch leaves the tree and attacks adjacent trees. An attack on a tree by bark beetles may not be detected until late in the cycle when the tree starts to fade and die. Trees turn brown very quickly, but the process is already underway before it is noticeable. Insecticide will not kill beetles once they enter the tree.

After meeting with State Forestry department representatives and representatives from adjacent property owners' associations in Torreon and Sierra Pines we are working to halt the spread of the bark beetles.

To protect our trees in Snow Creek, and to reduce the risk of fire from dead trees, it is critically important that infected trees be identified and removed while the beetles are still in the tree. Representatives of the Association are actively looking for infected trees, and Lot owners should do the same. Please advise us immediately if you notice trees that appear to be dying.

Pursuant to the CCR's, Lot owners are responsible for maintaining their Lots, complying with Forest Management requirements, and removing from their Lots deadfall and other debris that could create a fire hazard, and cannot maintain any object on their Lot that creates a nuisance as to the neighboring lots.

Under the CCR's, the Association has the limited right (but not the obligation) of entry in and upon any Lot for purposes of taking whatever corrective action may be deemed necessary or proper by the Association acting within the scope of its purpose and in enforcement of this Declaration. Except in the case of an emergency, reasonable request for

entry shall be made, and entry shall be at reasonable times. The Association is entitled to recover its costs incurred plus interest at the rate of 10% per annum thereon, which costs and interest shall be an assessment.

In accordance with the CCR's, the Association may (but is not required to) remove any tree on a Lot that has been infected by bark beetles and has arranged favorable pricing for tree removal.

If infected trees are found on a lot, the Association will give the owner a ten day notice by email to remove the infected tree, unless the Association reasonably determines that a shorter notice period is required or appropriate under the circumstances. If the owner does not remove the infected tree within the period stated in the notice, the Association will arrange for the removal of the tree on a weekday during normal business hours. The Association will bill the owner for the cost of the removal.

Please make sure that you have provided the Association with the best email contact information at which to reach you, should we discover that a tree on your Lot has been infected. If you do not have email, you can provide us with a phone number.

The State Forestry representatives have visited Snow Creek and expressed that proactive policies will significantly reduce tree loss. Infected trees represent a very small percentage of the total trees in Snow Creek and we want to keep it that way. Prompt removal of infected trees and proactive monitoring by Snow Creek, Sierra Pines, Torreon and adjacent owners should greatly reduce the impact of the bark beetles in Snow Creek.

DRAINAGE

Drainage structures and ditches in Snow Creek were designed by the project engineer and approved by the City. Each property owner is responsible for drainage on their own lot. Water enters every property from the uphill side (either an uphill lot or a road) and exits on the downhill side. During summer rainstorms the volume of water running across lots can be significant. Your building contractor should take care that water has positive drainage for at least 4' away from your foundation. All drainage on your property, and erosion protection in that drainage, is your responsibility. Maintenance of the culvert under your driveway is also your responsibility. The Association owns the roads and the trails and will do basic maintenance along the bar ditches as needed to protect the roads and trails.

A number of owners have elected to make improvements to the bar ditches in front of their lot by installing rock and additional culverts at their own expense. Please keep in mind that if you choose to do so, you will need to first get Architectural Review Committee approval and thereafter maintain these improvements at your own expense.

FENCING AND PET ENCLOSURES

Perimeter fencing (fencing along lot lines) is not permitted. Privacy fencing in the rear yards of lots along the perimeter of Snow Creek will be considered on a case by case basis.

The policy regarding pet enclosures is that they must be within the building envelope, behind the home, and not visible from the street to the extent possible. Location and size of the enclosure must be approved by the Architectural Review Committee before construction can be started.

Fences, with the exception of approved privacy fencing, may be no more than four feet high and the only pre-approved material is brown vinyl clad chain link.

FIRES AND FIREPLACES.

No open fires are permitted on any lot for any reason. This includes fire pits, outdoor wood burning fireplaces and the open burning of debris or trash. No wood burning fireplaces or wood burning fire pits are permitted on a patio or elsewhere on a lot.

Gas and wood burning fireplaces, constructed to code, are permitted inside a

dwelling. Gas fireplaces, gas/propane BBQs, gas heaters and gas fire pits are permitted outside a home only if they are located on a covered patio that is attached to a house.

GATES TO SIERRA PINES

These gates are for emergency access only. They cannot be opened by residents and are not "crash gates". If needed the gates will be opened by police or fire department.

LANDSCAPING

The CCR's require that all landscaping be approved by the Architectural Review Committee. This provision will be strictly enforced. The general policy of Review Committee is to encourage the use of native materials and to maintain lots in a natural condition. Keep in mind that clearing of lots and removal of living trees requires approval from the Architectural Review Committee.

When construction of a new home is completed, some portion of the lot is invariably scarred and needs to be restored. Conceptually, this is an effort to return the lot to a natural condition with materials that occur naturally.

Pine cones and pine needles are readily available for this purpose and can be acquired inexpensively. The advantage in using pine cones and needles to restore your lot is that it ends up appearing very natural and requires no further maintenance. Colored bark may not be used and will not be approved. Wood chips also accomplish the goal but are not as natural looking.

The extensive use of crushed rock as a ground cover will not be approved. Limited use of crushed rock and artificial turf are acceptable within pet enclosures, subject to Architectural Review Committee approval.

The approved materials list for rock used for erosion control is as follows. Large black cinders (1-2") work well around the sides of homes to deflect water coming off roofs. Leach rock also works well for this purpose and blends in fairly well. Keep in mind that these materials may not be used for extensive ground cover and their use is limited to four feet around the edges of a home. Crushed rock that has an unnatural or artificial appearance will not be approved.

Larger rock should be used along drainage channels. Approved rock for drainage channels includes native sandstone, river run and large malapai. All use of rock must be approved by the Architectural Review Committee.

LOT SPLITTING

Pursuant to the CCR's and our zoning a single lot may not be split for the purpose of dividing it into two smaller parcels. However, a lot may be split by adjacent owners and combined with their lots to create two larger lots provided that all required County and other approvals are obtained and the necessary documents are recorded with the County to (a) reflect the lot split, consolidation and creation of the new larger parcels, (b) cause the assessor to issue new parcel numbers for the consolidated lots. In addition, an owner of two contiguous lots can elect to consolidate the lots into a single parcel and build across both lots. Once a new consolidated lot (or lots) has (have) been properly and formally created, replacing the former lot(s), HOA fees will no longer be charged on the former lot(s).

USPS MAIL BOXES AND GATE CLICKERS

Mail boxes are available to owners of homes that are completed or under construction. One mailbox is available for each home. Gate clickers can be purchased from the Association for \$30 each, which is the cost the Association pays for them.

MEMBERSHIP DIRECTORY

A Membership directory is available to property owners only. It contains owner contact information for each property owner, with the exception of those who requested that their names not be included. If you would like to have your name removed from future directories, or change your contact information, please contact Tami.

OUTDOOR RECREATION EQUIPMENT AND STRUCTURES

All outdoor recreation equipment must be approved by the Architectural Review Committee. This includes but is not limited to playground equipment, trampolines, basketball hoops, picnic tables and ramadas. In general, these types of equipment may be approved subject to location and provided that the materials are harmonious with the surroundings.

OUTSIDE LIGHTING

All outside lighting must be indirect, low intensity, non-colored lighting. All lighting must be down directed, without motion detectors, and all lighting is subject to the approval of the Architectural Review Committee.

PARKING AND STORAGE

Pursuant to the CCR's, no overnight on street parking is permitted. No vehicle of any type including but not limited to, boats, trailers, campers, travel trailers, motor homes, recreational vehicles, ATV's and motorcycles may be stored on any Lot unless contained within an enclosed garage. No repair work on any of the above may be performed outside of a garage. Temporary vehicle parking by Owners or their invitees is allowed on driveways provided it is for a period of less than 5 days. Parking of motorhomes and RV's on driveways for the purpose of loading and unloading is permitted provided it is for a period of less than 5 days. Temporary parking on driveways by owners or guests for less than five days is permitted. Long term parking of vehicles on driveways is not permitted.

PETS

Please remember that pets must be on a leash while on the property unless contained in a fenced area. Please be sure to pick up after your pets, including in all common areas, roadways, trails and vacant lots.

Dogs must be on a leash when outside of animal enclosures. While we understand that having a dog outside on your own property off leash seems acceptable, we have been getting complaints about dogs running off lots and chasing pedestrians, bicycles and other dogs. If you cannot control your dogs while outside on your lot, they must be kept on a leash.

Please be courteous when walking the trails with your dog. If your dog is aggressive in nature it is your obligation to move off the trails to let other pedestrians, with or without animals, pass.

Dogs that bark continuously may not be kept in outside enclosures. It is your responsibility to control your animals and if you cannot prevent them from barking continuously, they must be kept inside your home.

RENTALS

Leases for a period of one month or more are permitted. No short term rentals or VRBO type rentals are permitted. No rentals of portions of a dwelling or guest houses separate from the main house are permitted.

SECURITY ISSUES

If you notice strangers around homes or on trails, people using ATVs on our trails or other suspicious activities, please contact the police department. It is the responsibility of all residents to be watchful and report suspicious activities to law enforcement. AFTER contacting law

enforcement, please advise one of the directors of the nature of the incident so we can track these types of activities.

The Show Low Police Department Senior Patrol is a group of volunteers who work with the police department and patrol neighborhoods, parks and business areas. They offer *Property Watch* for homeowners who are not full time residents. This service is at no charge (donations appreciated). The forms are available in the sales office or contact them at 928-537-5091 extension 247.

SATELLITE DISHES

The location of satellite dishes must be approved by the Architectural Review Committee prior to installation. Whenever possible, dishes should be placed where least visible to neighbors.

SNOW REMOVAL

The Association will schedule snow removal when snow depth on the roads exceeds four inches and when there is no likelihood of immediate melting. Snow will not be removed from private driveways by the Association. When heavy snow occurs please do not drive on the roads before arrival of the snow plows any more than necessary as vehicles pack the roads and make removal difficult. When snow levels on the roads warrant plowing, construction access will be prohibited until plowing is completed.

TRAILS

The trails are for use by Owners and their invitees only. No motor vehicles or mountain bikes are allowed on the trails. All pets must be on a leash while using the trails. Please remember to clean up after your pets.

TRASH CAN ENCLOSURES

Trash cans must be contained in garages or if outside, in an enclosure constructed in the same fashion as the air conditioning enclosures. They may not be left exposed on the sides of garages.

VEHICLES IN SNOW CREEK

Only street legal vehicles may be operated on the streets within Snow Creek. This includes ATV's and motorcycles that have valid Arizona license plates for highway use. Off road plates do not qualify. No vehicles may be used on the trails. The speed limit in Snow Creek is 25 MPH.

HOA CONTACT INFO

Howard Reichsfeld handles all Architectural Review applications. Landscaping applications, and complaints related to CCR violations. You can contact Howard at:

Howard Reichsfeld
13835 N. Tatum Blvd. Ste 9-267
Phoenix, AZ 85032-5590
Telephone: 602-622-1971
Email: hreichsfeld@aol.com

Tami Matthews is our bookkeeper. Tami is not an officer of the HOA so please do not contact her regarding any CCR questions or complaints. She is available to address any dues issues, change your contact information and issue a gate clicker. You can contact her at:

Telephone (928) 251-0060
Email tami@snowcreekconstruction.com

Cory Frampton
For the Directors
Snow Creek Property Owners Association