

Community CC&R Guidelines and Restrictions

The declaration of Covenants, Conditions & Restrictions for the TRLA was legally recorded on June 18, 1990 in Coconino County.

Each lot owner should be provided a copy at the time of *purchase*, by the seller.

Article III: Section 1: No unsightly vehicles or junk of any sort of unsightly mechanical equipment are permitted on the property. Any trash or junk shall be deposited in sanitary containers. Parcels shall be kept in a clean and tidy condition. No tar-paper shacks or dilapidated, un-kept buildings are to be constructed or placed on the property. All trailers, mobile homes, and buildings are to be of a professional quality and workmanship.

The Landowner's Association shall have the sole discretion to determine the existence of any unreasonable annoyance or nuisance or unsightly trash and owner shall be given 30 days to rectify the problem. If the problem is not rectified within the time given, the Board may, at its option bring the parcel into compliance with this Declaration and charge the owner for reimbursement of said costs.

If you must keep unsightly building and left over construction materials, waste, and inoperable vehicles, place them behind a fence.

Coconino County's zoning restrictions are much stricter than ours. Call (928)226-2700 for more information.

Please call Coconino County Supervisor Mandy Metzger, (928) 679-7154 to report violations of this Article.

DUMPING is illegal; please report any illegal dumping to the County Sherriff's department (928)774-4523.

Grazing

Article III: Section 4: Animals shall be confined within the boundaries of each parcel; they shall not be allowed to graze on adjoining properties. Livestock must be kept in sanitary conditions.

Arizona Revised Statute: [3-1426. Lawful Fence Defined.](#)

A. A fence shall be deemed a lawful fence when it is constructed and maintained with good and substantial posts firmly placed in the ground at intervals of not more than thirty feet, upon which posts are strung and fastened at least four barbed wires of the usual type tightly stretched and secured to the posts and spaced so that the top wire is fifty inches above the ground and the other wires at intervals below the top wire of twelve, twenty-two, and thirty-two inches. If the posts are set more than one rod apart, the wires shall be supported by stays placed not more than seven and one-half feet from each other or from the posts, extending from the top wire of the fence to the ground, and each wire of the fence to the ground, and each wire of the fence securely fastened thereto.

B. All fences constructed other than as provided in subsection A, or of other materials equally as strong and otherwise effective to turn livestock as the fences described in subsection A, shall also be deemed lawful fences within the meaning of this section.

Coconino County Regulations

TRLA Board Continues to engage the landowners in helping to keep TRLA looking it's best. Every landowner wants to protect the value of their property. The most direct way all landowners can succeed in protecting their property value is by helping with County enforces the published regulations. If you have any questions regarding County codes and regulations, feel free to contact the Community Development Officer at any time, at (928) 226-2700.