

Antelope Meadows Property Owner's Association, Inc.

c/o Wallace & Associates

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Guidelines for Use of ATVs and Off Road Motorcycles

On Private Property within Antelope Meadows

A property owner may ride ATVs and Off Road Motorcycles on his or her property subject to the use being reasonable in time, and impact on adjacent property owners. In considering if such use is a nuisance with ¶5R of the CC&Rs of the Association, the Board will evaluate but not necessarily be limited by the following criteria:

1. **Amount of Use.** Households own a certain number of ATVs or Off Road Motorcycles. (ORMs) The Board considers use of such vehicles by members of the household reasonable use. Inviting guests over to use the household ATVs or ORM's is acceptable use. However, guests bringing the guests' ATVs or ORM's to ride **is not** considered reasonable or contemplated in the CC&Rs. Immediate family members who do not reside on the property may ride on the owner's property so long as such use is in compliance with these guidelines. Any use should also be restricted to reasonable daylight hours, generally after 8 a.m. and before 7 p.m.
2. **Types of Use.** No commercial use of ATVs or ORM's is allowed on private parcels for any reason. Commercial use is defined as allowing others to ride on your property for any valuable consideration, money, services or other benefit. Construction of tracks that result in increased noise, (such as high hills) or that generates dust not controlled by the property owner will be considered unreasonable by the Board. No ATV or ORM shall be modified to increase its noise by either removal of any standard equipment or the placement or use of noise enhancing equipment, regardless if its factory or after sale installed. The CC&Rs require mufflers on all ATVs and ORM's if ridden on the owner's parcel. Parcel owners may at all times use ATVs for general maintenance and property chores associated with the owner's use of the property within the CC&Rs.
3. **Adjacent Property Owners Consent.** In determining if an owner's use is "reasonable" and not a nuisance, the Board will strongly consider the consent of any bordering and adjacent property owners for the use being regularly engaged in by the property owner.
4. **Consent of A-Mac.** Any grading of property to construct a track or other riding way is considered by the Board to be "landscaping" under the CC&Rs. Prior to construction of any track or facility for use by ATVs or ORM's, a property owner must obtain consent of the Architectural Control Committee in a manner prescribed by the Committee. The Committee will consider such issues as compliance with County ordinances, alteration of drainage, dust control, surfacing of the track and visual impact on adjoining property owners. Consent of bordering and adjacent property owners will strongly impact the approval or disapproval of any such construction. Any construction of a track or riding way or modification of one approved for construction is considered by the Board to be per se unreasonable and the creation of a nuisance unless A-Mac has approved such construction.
5. **Enforcement.** Prior to any lawsuit the Board may, in its discretion bring, it shall take reasonable steps to insure the issues are worked out informally, including inviting any property owner, and or any complaining property owner to binding mediation. The Board will pay its proportionate share of any such mediation costs.