

LMRPOA: ANIMAL MANAGEMENT PLAN GUIDELINES

Because of the fragility of Long Meadow Ranch Property Owners Association (“LMRPOA” or “LMR”) lands and the unique issues associated with high desert living, it is necessary for the LMRPOA Board to evaluate the manner in how animal populations in LMR are managed in maintaining the “residential ranching lifestyle community”. In accordance with LMRPOA’s Amended and Restated Declaration of Covenants, Conditions and Restrictions (“CC&Rs”) and each LMR Parcel Owner’s contractual obligations therein, it is crucially important that each Parcel Owner be mindful of their adjacent neighbors and the entire community as to Livestock Related Nuisances, thereby avoiding community conflicts.

While Article 1, Section 7 specifically allows for parcels to be used, “for ranching purposes ... including a reasonable number of horses and cattle,” this use is limited to ranching that does not cause nuisances in the community. Article 1, Sections 7 and 10 define nuisances as: “excessive dust, noise or obnoxious odors” and “noxious or offensive activities ... annoyance or a nuisance” and, “noxious odor, matters which would cause flies, vermin or any violation of the State or County health code” and “not to cause an unsightly or dangerous condition” (i.e., safety concerns on roadways, to people, or property trespass). The language permitting a “reasonable” number of horses and cattle inherently limits the number of horses and cattle on one Parcel to an amount that will not cause such Livestock Related Nuisances.

The Board adopted the Animal Management Plan Guidelines (“Guidelines”) to inform Parcel Owners of the restrictions in the CC&Rs and the Parcel Owners’ obligations to minimize the risk of Livestock Related Nuisances. Based on prior experience and complaints received over time, the Board has observed that more than eight (8) head of livestock on one Parcel may increase the likelihood of Livestock Related Nuisances, depending on Parcel-specific conditions such as land management practices, spacing, irrigation, and proximity to neighboring Parcels. If you intend to have more than eight (8) horses and cattle, please submit an Animal Management Plan (AMP) for review by and discussion with the Board. The purpose of the AMP is to consider Parcel-specific expectations in relation to current conditions, unique circumstances, changing times, prior membership complaints of Livestock Related Nuisances that are similarly-applied to the given situation, and community concerns with protecting LMRPOA’s fragile lands.

The Board expects a Parcel Owner to submit an AMP, if:

1. Parcel Owner plans on having more than eight (8) animals, including but not limited to horses, cattle, llamas, dogs, (excluding a reasonable number of house pets) on one Parcel (no stockyards, dairy cows, horseback riding stables or swine); or
2. Regardless of the number of animals, should the Board receive complaints from other Parcel Owners relating to Livestock Related Nuisances.

The AMP should include the following:

- A. A site plan describing the location of all structures, including the size and type of fencing for all pastures, paddocks, kennels, and associated exercise areas with adequate fencing to contain the proposed animals on the Parcel. (Note that structural improvements must be reviewed and approved by the Board in advance of their construction under separate CC&Rs provisions.)

- B. A description and count of all types of animals to be kept on the Parcel, including where and how the animals are to be housed or contained.
- C. A manure management plan that includes, but is not limited to, how often the stalls, kennels, or paddocks will be cleaned and what will be done with the resulting waste product. Manure composting is difficult in this region of high desert low humidity.
- D. Method of fly control to be utilized.
- E. Plans for storing animal feed. Tarp coverings have been found to be ineffective due to high winds through-out the year.
- F. Plans for dust control. Whatever footprint is established for the livestock, it will eventually result in bare-earth and excessive dust unless irrigation is utilized. Regardless of the number of animals, the Parcel Owner should prevent over-grazing and implement dust control measures by installing dynamic effective irrigation/watering systems and implement pasture rotation.
- G. Plans to minimize the expected acoustic and visual impacts to neighbors, the community, and any potential annoyance or nuisance factors.
- H. Any additional information on improvements, husbandry practices, land management, etc. intended to minimize Livestock Related Nuisances.

AMP Processing Time:

- a) Within five (5) business days of the Board's receipt of an AMP, the AMP will be distributed and made available to Board members and adjacent neighboring Parcel Owners (including those immediately across from roads abutting the Parcel that is subject to the AMP) for their review and comment, and who will have twenty (20) business days to provide comments and questions to the Board. Comments from neighboring Parcel Owners are advisory only and are intended to identify site-specific observations or concerns. Neighbor comments do not constitute approval or disapproval of an AMP, do not bind the Board, and do not independently establish a violation of the CC&Rs.
- b) Within five (5) business days of the close of the comment period, the Board will respond to the AMP applicant with any questions or needed clarifications in addressing CC&Rs provisions or community comments and questions. The AMP applicant will be asked to provide responses no less than five (5) business days before the Board's next regularly scheduled meeting.
- c) Discussion of the AMP will be included on the agenda of the Board's next regularly scheduled meeting following the comment and questions/clarifications period discussed in a) and b). The AMP applicant is encouraged to attend this meeting and participate in the discussion. This discussion is not for purposes of the Board approving or disapproving the AMP, but is for the purpose of making the AMP applicant aware of concerns of Livestock Related Nuisances that may arise from the intended use of the Parcel for more than eight (8) animals and discussing mitigation measures.
- d) If the Board is satisfied that the AMP applicant has taken the concern of Livestock Related Nuisances into consideration and intends to deploy appropriate measures to mitigate the risk of Livestock Related Nuisances, the Board will document its support of the AMP and stated number of animals. The Board's support in favor of any AMP is not intended to and shall not be construed as confirming or acknowledging Parcel Owner compliance with Yavapai County Code. Documented Board support provides Parcel Owners with the

following:

- Protects the Parcel Owner if concerns arise later: Submitting an AMP creates a documented record of thoughtful, reasonable animal management practices, which can be helpful if a complaint or dispute occurs in the future.
- Keeps discussions cooperative, not reactive: An AMP allows Parcel Owners to explain their Parcel's unique conditions and plans before issues escalate, keeping conversations focused on solutions rather than enforcement.
- Reduces the risk of surprise objections or misunderstandings: Early review and discussion help align expectations with the Board and neighbors, minimizing unexpected conflicts as animal use evolves over time.
- Provides clarity and predictability for long-term animal use: An AMP serves as a practical planning tool that helps Parcel Owners anticipate dust, manure, fly control, fencing, and irrigation needs as operations expand or change.
- Demonstrates good-neighbor stewardship: Participation signals consideration for adjacent Parcels and the broader community, supporting the rural lifestyle while helping prevent Livestock Related Nuisances.
- Gives Parcel Owners a voice in shaping reasonable community standards: Voluntary submissions inform the Board about what works on the Parcels, promoting fair, experience-based guidelines rather than one-size-fits-all assumptions.

- e) If the Board is not satisfied that the AMP applicant has taken the concern of Livestock Related Nuisances into consideration and does not have sufficient measures to mitigate the risk of Livestock Related Nuisances, the Board will document its concerns regarding the potential risk of livestock-related nuisances based on the information presented, and may identify mitigation measures.

PROSPECTIVE OWNERS: Persons contemplating purchasing property in LMRPOA are welcome to submit an AMP to the Board for review and Board's expectations prior to purchase.

IMPORTANT: Regardless of whether a Parcel Owner has been granted an AMP under prior versions of these Guidelines, or obtained the Board's documented support of an AMP under this version of the Guidelines, the Parcel Owner will be afforded 30 days to mitigate any Livestock Related Nuisance claims alleged against the Owner's use of the Parcel to house livestock.

All previously approved or supported AMPs are between the Association and the AMP holder and are specific to the holder's use of his or her Parcel for housing livestock and do NOT carry forward to subsequent Parcel Owners. Parcel Owners have different types and numbers of livestock, and may have different husbandry practices. No two Parcel Owners manage their livestock exactly the same way, hence the reason AMPs are tied to specific Parcel Owners.

Originally Adopted April 2, 2005; Amended July 16, 2011; Amended January 21, 2012; Amended October 15, 2024; Amended July 15, 2025; Amended June 16, 2026.

⁽¹⁾ An Architectural Review is required in accordance with Article I of LMRPOA's CC&Rs.