



Bison Ridge Owners Association, Inc.

P.O. Box 4212
Show Low, AZ 85902
www.bisonridgeaz.com

Welcome to Bison Ridge!

Bison Ridge is a residential community located in the White Mountains of Northern Arizona. Loved by residents, renters and guests alike, it's a very special place nestled in the tall pines of the Sitgreaves National Forest.

We hope that the following information is helpful in making your move a bit easier and in introducing you to some of what our community offers.

Here are a few phone numbers that will help you in establishing service with the local utility providers.

For EMERGENCIES : 911

For non-emergencies :

Show Low Police Department :	928-537-5091
Timber Mesa Fire Department :	928-537-5100
Summit Healthcare Regional Hospital :	928:537:4375

City of Show Low : 928-532-4000

City services include water, sewage and garbage pick-up.

For single family residences the city provides both a recyclable and a refuse bucket. The city will also provide a guide as to what materials are acceptable for city recycling (note: glass is not recyclable at this time). The pick-up date for both is Monday of each week (regardless of holiday). For multi-family residences, larger community dumpsters are provided and are located near each of these buildings (these dumpsters are not intended for use by non-multi-family-residences). The city also provides bulk item pick-up on the first Monday of every other month (starting with January). An exact schedule with guidelines as to acceptable items may be obtained from the city.

Navopache Electric Cooperative : 928-368-5118

As NEC is a member owned utility cooperative, a minimal initial cooperative membership fee is required.

Amerigas : 928-537-4944 Pinetop Office

Most residences (both single and multi family) are supplied propane via shared community buried tanks that are located throughout the community. Currently, Amerigas is the community's supplier. The rates for propane are negotiated each year by the Bison Ridge Board. A few single family residences have private buried propane tanks. While these owners may conveniently use the current community rates, they are also free to negotiate their own agreements with other providers. Amerigas monitors the overall use of propane for all of the community tanks, and keeps them adequately stocked. Personal tank owners should contact them for guidelines and options on how to monitor propane levels.

Television and Internet

There are several television options available to residents, including, cable, rabbit ears, satellite, internet, etc. It is up to each owner to establish their own service. Local vendors are available to provide each type of service connectivity. Satellite dishes are allowed.

How the Community Is Structured

Bison Ridge is an HOA (Home Owner Association) community administered by a member elected board supplemented by a professional HOA management company. The CC&Rs provided to the owners at the time of close of escrow are the primary governing document. From time to time these documents may be subject to updates and/or revisions (which are presented to the home owners for voter approval). Sub-sections within the Bison Ridge community itself may be subject to additional associations (such as owners of a residence within a multi-family unit building or separate neighborhood).

As provided for by the CC&Rs, several committees exist in order to provide services to the community, enforce guidelines and regulations, and continue ongoing maintenance functions. In addition, the HOA management company may assist these committees.

One committee is the ARC, or Architectural Review Committee. This group is responsible for ensuring that all residences conform to the community guidelines (such as building exterior maintenance and upkeep, use of only approved exterior stain colors, approved parking surfaces, exterior lighting limitations, and all building changes or additions). As an example, prior to erecting a new fence or adding a garage addition, a request must be submitted and approval granted before any construction or work may begin (refer to the website or the HOA management company for the official request). The ARC consists of all volunteer homeowners who donate their time to keeping Bison Ridge beautiful.

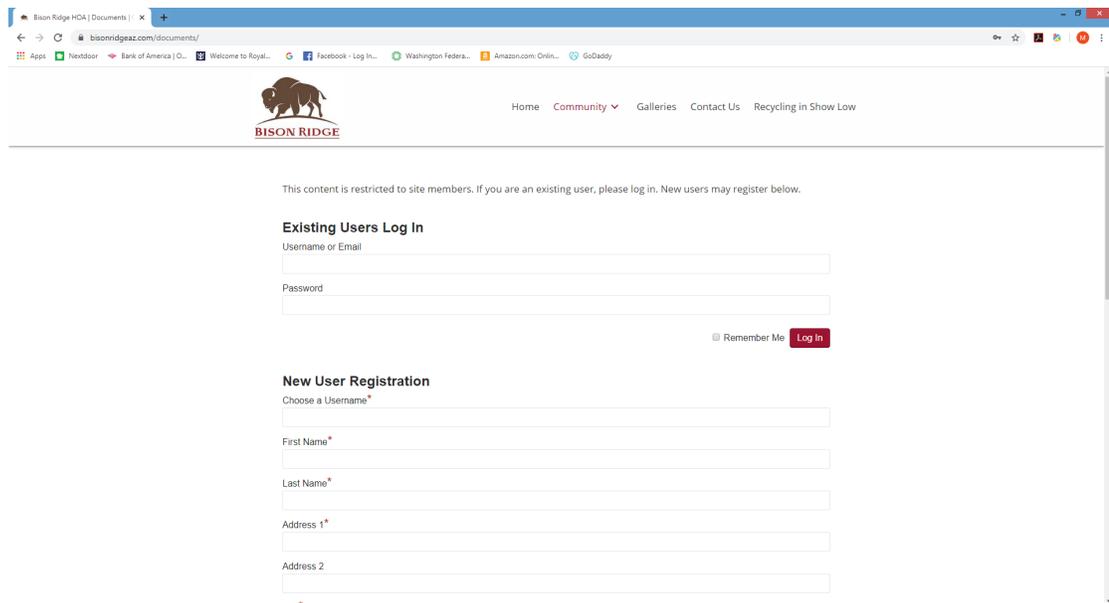
In addition, the HOA management company, with assistance from the board, periodically reviews the neighborhood conditions to insure that all homes meet the community-wide standards for home upkeep, landscape maintenance, etc.

If an owner should ever receive a violation and question it, they should contact the HOA management company as instructed in the notice.

For More Information and How to Contact

The community website is www.bisonridgeaz.com. While much of the website is accessible to anyone, the Document section is a member only area which requires login to access for privacy. To Login go to the Documents page under Community drop down menu as noted below. Once you click on Documents it takes you to the login screen in order to view those documents. If you are not already registered please take the time to register under New User Registration. You will receive your login information within 48 hours.

Go to: www.bisonridgeaz.com



The screenshot shows a web browser window displaying the 'Documents' page of the Bison Ridge HOA website. The browser's address bar shows 'bisonridgeaz.com/documents/'. The website header includes the 'BISON RIDGE' logo and navigation links for Home, Community, Galleries, Contact Us, and Recycling in Show Low. A message states: 'This content is restricted to site members. If you are an existing user, please log in. New users may register below.' Below this message are two sections: 'Existing Users Log In' and 'New User Registration'. The 'Existing Users Log In' section has input fields for 'Username or Email' and 'Password', a 'Remember Me' checkbox, and a red 'Log In' button. The 'New User Registration' section has input fields for 'Choose a Username*', 'First Name*', 'Last Name*', 'Address 1*', and 'Address 2'.

National Forest Access

When using any of the access gates into the adjoining national forest, please be sure to close the gate behind you.

The access gates are intended for foot, bicycle and as appropriate, ATV/UTV traffic only (not for cars and trucks). Gate width is limited on the Stagecoach Trail ATV/UTV Gate; make sure your unit will fit through the gate before proceeding.

Within Bison Ridge, parking is not permitted along any of the access gate roads or trails. These are for fire department access only.

Non-Bison Ridge access (as well as all car and truck access) is via Joe Tank Road, located 1 block to the left as you leave Bison Ridge going onto US-260 North.

Please pack out your trash from the forest.

On occasion the US Forest Service may limit access into and within the forest. During these periods the gates will be locked and appropriate signs posted.

Things To Remember

The key codes to the community park bathrooms are active throughout the 6 warm months of the year, the same period during which the facilities are de-winterized. During the winter months these facilities are closed. The codes may be obtained from the website or the HOA management company.

If you rent a unit in Bison Ridge, or are loaning it to guests, please post a copy of this so that they may have access to the information.

Parking

There is no on-street parking.

Vehicles may not be parked on any non-approved non-improved surface (no parking on lawn, wood chips, grass, dirt, forest floor).

Vehicles must be parked on an approved paved, rocked, or gravel surface.

There is overflow parking near the community park (do not park in private resident designated spaces). Guest parking near the community park is limited to 72 hours and it is recommended that the HOA management company be advised prior to parking there.

Cruising is not allowed. Motorized traffic (automobile, ATV, etc.) should be from point-to-point (ie: driving with a specific destination in mind) and not simply just "driving around".

Speed Limits

Speed limit within Bison Ridge is maximum 20 MPH. Please observe speed limit as many homeowners and visitors utilize the street to walk along with their pets.

Trash/Yard Waste

Seasonal roll-off type extra large garbage dumpsters are provided for residents to dispose of their yard debris (pine needles, leaves, weeds). These are for "green" items only and not for household garbage. The yard waste dumpster location and date will be announced prior to it being placed. We try to discourage non-residents from using this as it comes at a cost to all homeowners in Bison Ridge.

The non-seasonal (weekly pickup) large dumpsters are not for yard debris, construction materials, furniture, boxes etc. These dumpsters are specifically provided for bagged household garbage only. These dumpsters are located behind block enclosures and gates and are specific to the neighborhoods they are located in. The main dumpster for everyone's use is located to the east of the park and community garden area off of Tatanka Loop.

ATV/UTV

All AV/UTV drivers must be licensed drivers and must follow all applicable Arizona traffic laws. In Accordance with ARS 28-964 (A) all persons under the age of 18 must be fitted with DOT approved helmets. ATV/UTV rules also apply to golf carts drivers must be licensed in order to drive on Bison Ridge streets.

Gate Codes

The gate codes for the gate on Mustang Run are changed at least 2 times a year. Appropriate residents will be notified by mail as to these changes as well as posting on the Bison Ridge web site. Remote control devices supplied by the HOA management company are not affected by these changes. All homeowners are responsible for providing current gate codes to all renters.

Pets in Bison Ridge

All pets must be on leash at all times within Bison Ridge. Please pickup after your pet. There is a pet waste station located at the park at the end of Bison Ridge Trail for bags and disposal of waste. Pets are not allowed free rein at the park or on the grassy area of the park. Forest access is provided to the west of the park with clearly marked Forest Trail Access. Pets may roam free once cleared of the Bison Ridge neighborhood.