3 Canyons Ranch Master Homeowners Association
Association Rules (Updated Oct 21, 2026)

Association rules are approved by the Board of Directors in a meeting open to members and are intended to supplement the CC&Rs. Please refer to the CC&Rs for complete governing details.

1. In return for paving the first mile of 3 Canyons Road, Wild Horse and Vista del Oro are excluded from future capital improvement assessments relating to 3 Canyons Road. (6/26/99)

2. Temporary living quarters are allowed during construction for nine months if a building permit has been obtained. (8/11/99)

3. Only members of the HOA will be allowed to attend HOA meetings. (8/11/99)

4. All meetings, when the membership is allowed to attend, will include two "calls to membership" with a three-minute limit per person. At special meetings, the comments will be limited to the official subject of the meeting. An additional call to membership will be called after the discussion of each motion is made. (12/9/99)

5. Directors & Officers will provide information as required by the applicable governing authorities. (1/8/2025)

6. The treasurer can make adjustments when an obvious error in billing occurred. The Board of Directors must review all other challenges. (4/12/17)

7. The treasurer must sign off on all decisions involving the commitment of HOA funds except in times of emergency. In times of emergency, the HOA president is allowed to spend up to $1000 per occurrence to resolve the emergency situation. A full accounting of the circumstances will be made at the next open session of the Board of Directors. (9/18/02)

8. The president of the board will be the only contact with the attorney and will determine the extent of legal presence needed at all meetings. (10/10/01)

9. Revised by Member Vote: 2.7 of the by-laws requiring a 30% quorum of the total voting power to 10%. All other quorum requirements remain unchanged. (10/13/04)

10. Upon a property transfer, a Resale Disclosure Fee of $300.00 (if provided) & a $100.00 Transfer Fee will be charged to the buyer/seller to cover the cost of recording the transfer, updating the member lists and providing a welcome package. (10/21/26)

11. Governing document restrictions to be applied in accordance with the 3 Canyons Ranch assessed parcel acreage. (10/15/2025)

Annual Assessments are always due July 1st

12. The standard date/time for quarterly board meetings is 5:30pm on the third Wednesday of January, April, and October. The Annual Membership meeting is 9:30am on the third Saturday of July, with the quarterly July board meeting immediately following. (1/8/2025)

    LOCATION: Palominas Fire Dept Training Center, 9222 S. Kings Ranch Rd, Hereford, AZ 85615

13. The HOA's place of business for documentation review and administrative updates is:

    3 Canyons Ranch HOA, C/O Agave Management Solutions Inc. (12/7/24)
    PO Box 30071, Tucson, Az 85751 (Mailing)
    6418 E. Tanque Verde Rd #105, Tucson, Az 85715 (Office)
    Attn Sarah Malovich, 520-372-5630, s.malovich@agavemanagementsolutions.com

14. Rule for Section 4.2.6 as authorized by Section 5.4 of the 3 Canyons CC&Rs. (4/13/11)

    Clarification of Section 4.2.6
    (1) Properly licensed, registered, and operable vehicles such as passenger vehicles, truck models of one ton or less, and motorcycles are allowed to be parked on a garage apron, driveway, or other MDC approved area. At no time shall more than three vehicles belonging to a resident or residents be allowed in an unscreened area.
    (2) Emergency repairs or repairs to enable a vehicle to be relocated to an appropriate repair facility are allowed for a duration not to exceed 24 hours.
    (3) Guest parking for recreational vehicles will be allowed on a driveway, garage apron, adjacent to an electrical hook-up, or other MDC-approved parking area with prior MDC approval.

15. Rule for Section 4.3.8 as authorized by Section 5.4 of the 3 Canyons CC&Rs. (4/13/16)
    Various structures that do not have flooring such as green houses, hoop houses, chicken coops, or similar buildings not exceeding 200 square feet and not over 12 feet in height shall not be considered structures for the purpose of CC&Rs Section 4.3.8. However, all such buildings will require pre-approval by the MDC before placement and are still subject to size limitation, placement, and color as the MDC may require.

16. Void (10/9/2024)

17. Assessment on new construction, to include additions of livable square footage to existing homes, will begin upon approval from the 3 Canyons HOA Master Design Committee or the village design committee. Those committees will report the date of approval and livable square footage to the HOA's contracted administrator and the HOA treasurer. (7/11/20)

Annual Assessments are always due July 1st

18. Hunting (using any means) and the recreational discharge of firearms and fireworks are prohibited within the boundaries of 3 Canyons. (7/13/24)

19. Rule for Section 4.3.4 as authorized by Section 5.4 of the 3 Canyons CC&Rs. (1/13/21) Wells and well-shares are not considered an “improvement” and do not comply with Section 4.3.4. Wells, pressure tanks, pressure tank pads, and stand-alone electrical posts within 3 Canyons must comply with the following setback:
    a. Wells will be no less than 50 feet from the closest property lines.
    b. Well-shares may be placed on the property line of the properties that are serviced by the well-share.

20. Void (10/15/25)

Annual Assessments are always due July 1st