3 CANYONS RANCH MASTER HOMEOWNERS ASSOCIATION ROAD GUIDELINES

Amended and Revised October 21, 2026

SECTION 1: INTRODUCTION

3 Canyons Ranch Master Homeowners Association (3 Canyons HOA) utilizes 7 miles of private paved roadway, 3 Canyons Road, to access properties within the HOA boundaries. This document identifies the policies, procedures and operations used to manage the road easements, culverts (Corrugated Metal Pipes, or CMPs), culvert inlet and outlet structures, drainage ditches, signage, reflector system, paved road and paved aprons servicing the driveways and roadways accessing 3 Canyons Road.

NOTE: 3 Canyons Ranch HOA funds can only be used to improve & maintain the Common Area known as 3 Canyons Road and its easements. The governing documents do not allow for expenditures on any other roads, easements, ditches, fencing, nor improvements of any kind.

3 CANYONS ROAD EASEMENTS

a. The .5 miles between SR 92 and the west edge of Fairfield Road (near the West Gate) is an ingress and egress easement on property owned by Castle and Cooke Inc. Maintenance of the road surface (only) is the responsibility of 3 Canyons HOA.

b. The "Common Area (Primary Roadway)" as described in the "Master Declaration" easement for 3 Canyons Road starts at the west edge of the easement for S. Fairfield Circle (near the West Gate) and continues east to the Cochise County easement at Palominas Road. Starting at the west edge of the easement for S. Fairfield Circle, the easement is 120 feet wide. From the center of 3 Canyons Road to the north, the easement extends 70 feet which includes a 10-foot utility easement at the north extent.

c. From the center of 3 Canyons Road to the south, the easement extends 50 feet. This 120-foot easement continues east to the east edge of Calle Cielo Grande Road South. From the east edge of Calle Cielo Grande Road east to the Cochise County easement at Palominas Road, the easement extends from the 3 Canyons Road south property line (fence line) 70-feet to the north edge of the easement. Included in the 70-foot easement is a 10-foot utility easement along the north edge of the 3 Canyons Road easement.

ROAD MAINTENANCE

a. The 3 Canyons HOA Road Committee is responsible for maintenance of 3 Canyons Road for the entire 7 miles, 6-1/2 miles in the 3 Canyons HOA, and 1/2 mile owned by Castle & Cooke from the West Gate to SR92.

b. Routine maintenance of driveway and road aprons within the Common Area of 3 Canyons after the warranty period is the responsibility of the 3 Canyons HOA. Damage to 3 Canyons Road, road aprons and driveway aprons including culverts, inlet and outlet structures, signs and reflectors within the 3 Canyons Common Area caused by carelessness, vandalism or accident is the responsibility of the person(s) causing the damage.

c. Responsibility for maintenance of unpaved portions of common area excluding unpaved driveway and roadway aprons (road shoulders, drainage ditches, brush, grass, tree and weed control) lies with the Road Committee.

d. Reflectors: White or yellow circular reflectors mounted on signposts are installed adjacent to aprons on driveways and roadways. Driveways typically have two (2) reflectors, one (1) installed on the radius of each side of the apron. Roadway aprons typically have two (2) reflectors installed on the radius of each side of the apron. The number of reflectors on any apron is at the discretion of the Road Committee. Reflectors and signposts are the property of the 3 Canyons HOA and shall not be modified or substituted with any other reflectors, signs or attachments.

e. Signage: Signs shall be posted as required to maintain safe travel between the east and west limits (6.5 miles) of 3 Canyons Road by the Road Committee. The signs and signposts are the property of the 3 Canyons HOA and shall not be modified or substituted with any other reflectors, signs, tape or attachments. Street signposts and street name signs (only) on 3 Canyons Road are provided and installed by Cochise County according to County Guidelines.

SECTION 2: DRIVEWAY CURB CUT, ROAD CURB CUT AND ROAD CUT

Definition of CURB CUT: The area of a member's property that joins 3 Canyons Road as a planned driveway or planned roadway.

a. Access to 3 Canyons Road for any reason, including road or driveway access must have Road Committee review and approval before any CURB CUT is granted (See attachments A, Drawings D-1 to D-6). Notice will be provided by the Road Committee to the Master Design Committee of an application and approval.

b. NOTE: Access is limited to the approved CURB CUT LOCATION. Driving through the road easement is not allowed and is trespassing subject to a Notice of Violation. Damage to 3 Canyons Road, shoulder, drainage ditch or Right-of-Way will be the responsibility of the applicant with the cost of repairs assessed to the property owner / applicant.

c. Creating a new driveway or roadway that joins 3 Canyons Road must meet certain criteria to ensure longevity of 3 Canyons Road as well as the new road or driveway being constructed. The criteria are: A mandatory visit by a Road Committee member to approve placement of culverts in drainage ditches. A 3 Canyons Road Committee Guideline Checklist approval (Attachment A) is required prior to any work in the Common Area Easement.

    1. A request for an underground utility / Blue Stake / Arizona 811 locator is mandatory as there are areas along and under 3 Canyons Road and right-of-way with buried utilities, including 3 phase primary power.

    2. Establish the proper grade to promote drainage away from 3 Canyons Road and into the drainage ditches. Water from a driveway or roadway is not allowed to flow onto

3 Canyons Road, runoff must be directed into drainage ditches to promote adequate water flow through the drainage ditches.

3. Refer to Drawings D-1 to D-6 for construction specifications and details.
4. All work will be warranted by the applicant for 2 (two) years. (See Warranty Definition.)

d. Safety signage, safety cones and traffic control is the responsibility of the HOA member applicant and member's contractor completing the work.

e. Applications must be approved prior to Master Design review and approval.

Definition of a ROAD CUT: The cutting and removal of 3 Canyons Road surface, excavation of road base and native material below the grade of the road. ROAD CUTS are typically transverse and used for placing utilities, power, communications, water etc. Allow a minimum of 7 days for scheduling a Road Committee meeting (See www.threecanyonsranch.com for Road Committee contact information)

f. A mandatory visit by a Road Committee member and a completed 3 Canyons Road Committee Guideline Checklist (Attachment A) is required prior to any work commencing. The visit will complete the approval / disapproval of the location, depth, width and length of the ROAD CUT within the Common Area Easement.

g. A utility location is mandatory and is required prior to any work commencing as there are areas along and under 3 Canyons Road that have buried utilities, including 3 phase primary power.

h. Safety signage, safety cones and traffic control are the responsibility of the member and member's contractor requesting this work.

i. Refer to D-4 for ROAD CUT construction specifications and details.

SECTION 3: TRESPASSING

Individuals or organizations utilizing 3 Canyons Road without authorization are considered trespassers and are subject to criminal and/or civil penalties. The 3 Canyons HOA board shall pursue trespassers as advised by legal counsel.

a. To avoid possible administrative or legal action, 3 Canyons HOA Members shall not assist individuals or organizations in trespassing within 3 Canyons HOA.

b. The Road, Gate & Traffic Committees reports trespassing incidents to the Cochise County Sheriff's Department and the 3 Canyons HOA Attorney for possible criminal and civil action.

c. The Road Committee shall repair or replace damaged aprons, fencing, roads and signs damaged by trespassers.

SECTION 4: Appeal Process and Legal Actions related to 3 Canyons Road Issues

Actions and decisions by the Road Committee may be appealed to the Board. Refer to HOA Website (www.threecanyonsranch.com) for appeal process and forms, as well as to identify administrative and legal actions & remedies that can be taken against members who violate the policies established in this memorandum.

SECTION 5: TREASURER

The Treasurer coordinates with the Road Committee regarding required reports as well as processing of funds collected and depositing of related fees at time of application. Non-refundable deposits will be allocated for continued maintenance of 3 Canyons Road and its easements.

a. A DRIVEWAY CURB CUT requires a non-refundable deposit of $1,000.00.
b. A ROADWAY CURB CUT requires a non-refundable deposit of $2,500.00.
c. A ROAD CUT requires a non-refundable deposit of $1,000.00.

SECTION 6: TRAFFIC ENFORCEMENT

Speed and Traffic Enforcement is not the responsibility of the Road Committee.

Definitions used by 3 Canyons HOA Road Committee

AB - or Aggregate Base - a compactible gravel material used in construction to prevent shifting and settling of road bases, house pads and back filling holes and trenches. MAG Spec (Maricopa Association of Governments) is the required standard.

BACK SLOPE – Area between the bottom of ditch and end of slope farthest from the road surface.

COMPACTION, TAMPED – The reduction in height of loose fill by pressing the soil particles to a denser and tighter mass. This procedure is typically performed by a vibratory compactor or tamper.

CMP – Corrugated Metal Pipe culverts. Except for 12" diameter rounds, all CMP's will be the PIPE-ARCH shape (See below) to lessen the rise as well as to better facilitate drainage.

CMP - COUPLING BANDS – A galvanized attachment that connects two lengths of culverts.

CULVERT - Pipe allowing water to flow under a driveway or roadway often referred to as CMP's.

CURB CUT- Designated area crossing the drainage ditch for accessing 3 Canyons Road.

DRAINAGE DITCH - Area parallel to road designed to carry water away from road surface.

DRIVEWAY / ROADWAY – Driveways with direct access to 3 Canyons Road will be limited to no more than two (2) residences. Roadway with direct access to 3 Canyons Road is defined as any entrance that has future growth potential of more than two (2) residences.

FILL – The material that is used to cover or backfill a hole or trench.

FRONT SLOPE – Area between the road surface edge and the bottom of drainage ditch.

GALVANIZE – Factory coating applied to CMPs to prevent corrosion.

GAUGE (ga) – Metal thickness, the smaller the number the thicker the metal, all CMP's used for drainage along 3 Canyons Road are a minimum of 14 ga. or thicker i.e. (12 ga. or 10 ga.)

GROUT OR SLURRY – Concrete mix is used to stabilize soil at inlets and outlets to CMPs.

LIFT - The amount of fill material placed in a trench or hole at one time. The 3 Canyons Road Committee requires material lifts of compactible MAG Spec AB of no more than 6".

PAG2 – (Pima Association of Governments) Type of blacktop / hot asphalt mix used for surface of aprons and road.

PIPE-ARCH CMP's – This is a factory process that flattens / ovals a round CMP for a flatter bottom to reduce overall height without adversely affecting water carrying capacity, enhances drainage & minimizes silt and sand buildup in the culverts.

PROCESSED MATERIAL – MAG spec (Maricopa Association of Governments) AB used to fill holes and trenches that are tamped, compacted and watered as it is applied to the work site. This process is (tamped or compacted and watered) before additional fill is placed to prevent future settling and depressions in the road surface.

ROAD CUT – Designated section of road cut & excavated for utility placement.

SPOILS – The material that is removed from a hole or a trench.

WARRANTY – All work performed relating to this document will be warranted by the member for 2 (two) years after completion of all improvements related to the work. The warranty will be consistent with the Arizona Registrar of Contractors warranty requirements.

Attachment "A"

ROAD COMMITTEE GUIDELINE CHECKLIST FOR ALL WORK ON 3 CANYONS ROAD, RIGHT OF WAY OR COMMON AREA EASEMENTS

APPROVAL IS REQUIRED PRIOR TO ALL CONSTRUCTION AND MASTER DESIGN COMMITTEE APPROVAL OF SITE CONSTRUCTION ON THE PROPERTY.

Complete the following checklist and forward to the Road Committee Chairperson.

Name and Current Address of Property Owner.

Name: _____

Address: _____

Telephone: _____ E-Mail: _____

House Number and Road Name: _____

Section: _____Parcel: 104-____- _____Number of acres: _____

CURB CUT FOR ROAD _____ CURB CUT FOR DRIVEWAY _____

UTILITY ROAD CUT_____ OTHER PLAN _____ SITE PLAN _____

By signing below the Owner acknowledges that s/he has read the Road Committee Guidelines, agrees to adhere and be bound to the Road Committee Guidelines, and aware of the 2 (two) year warranty requirements. **Construction to be satisfactorily completed within 1-year of approval date, with an extension possible upon written request prior to completion date.**

Owner's Signature: _____Date: ____/____/_____

FOR COMMITTEE USE ONLY

Approved_____ Disapproved_____ Date: _____/_____/

Comments: _____

_____

_____

_____

Area and Hydraulic Radius for Corrugated Steel Pipe Flowing Full

Round Pipe – Area & Hydraulic Radius		
Diameter (in.)	Area (Ft^2)	Hydraulic Radius (ft.)
12	0.8	0.250
15	1.2	0.312
18	1.8	0.375
21	2.4	0.437
24	3.1	0.500
30	4.9	0.625
36	7.1	0.750
42	9.6	0.875
48	12.6	1.000
54	15.9	1.125
60	19.6	1.250
66	23.8	1.375
72	28.1	1.500
78	33.2	1.625
84	38.5	1.750
90	44.2	1.875
96	50.3	2.000
102	56.8	2.125
108	63.6	2.250
114	70.9	2.375
120	78.5	2.500
126	86.6	2.625
132	95.0	2.750
138	103.9	2.875
144	113.1	3.000

Pipe-Arch – Area & Hydraulic Radius			
2 2/3" x 1/2" Corrugated Steel Pipe			
Diameter (in.)	Pipe-Arch Equivalent Size (in.)	Waterway Area (Ft^2)	Hydraulic Radius A/πD (ft.)
15	17 x 13	1.1	0.280
18	21 x 15	1.6	0.340
21	24 x 18	2.2	0.400
24	28 x 20	~~2.4~~ 2.9	0.462
30	~~35 x 24~~	4.5	0.573
36	42 x 29	6.5	0.690
42	49 x 33	8.9	0.810
48	57 x 38	11.6	0.924
54	64 x 43	14.7	1.040
60	71 x 47	18.1	1.153
66	77 x 52	21.9	1.268
72	83 x 57	26.0	1.380

Pipe-Arch – Area & Hydraulic Radius			
3" x 1" or 5" x 1" Corrugated Steel Pipe			
Diameter (in.)	Pipe-Arch Equivalent Size (in.)	Waterway Area (Ft^2)	Hydraulic Radius A/πD (ft.)
54	60 x 46	15.6	1.104
60	66 x 51	19.3	1.230
66	73 x 55	23.2	1.343
72	81 x 59	27.4	1.454
78	87 x 63	32.1	1.573
84	95 x 67	37.0	1.683
90	103 x 71	42.4	1.800
96	112 x 75	48.0	1.911
102	117 x 79	54.2	2.031
108	128 x 83	60.5	2.141
114	137 x 87	67.4	2.259
120	142 x 91	74.5	2.373

ULTRA FLO® Pipe-Arch – Area & Hydraulic Radius			
2 2/3" x 1/2 " Corrugated Steel Pipe			
Diameter (in.)	Pipe-Arch Equivalent Size (in.)	Waterway Area (Ft^2)	Hydraulic Radius A/πD (ft.)
18	20 x 16	1.7	0.36
21	23 x 19	2.3	0.42
24	27 x 21	3.0	0.48
30	33 x 26	4.7	0.60
36	40 x 31	6.7	0.71
42	46 x 36	9.2	0.84
48	53 x 41	12.1	0.96
54	60 x 46	15.6	1.10
60	66 x 51	19.3	1.23

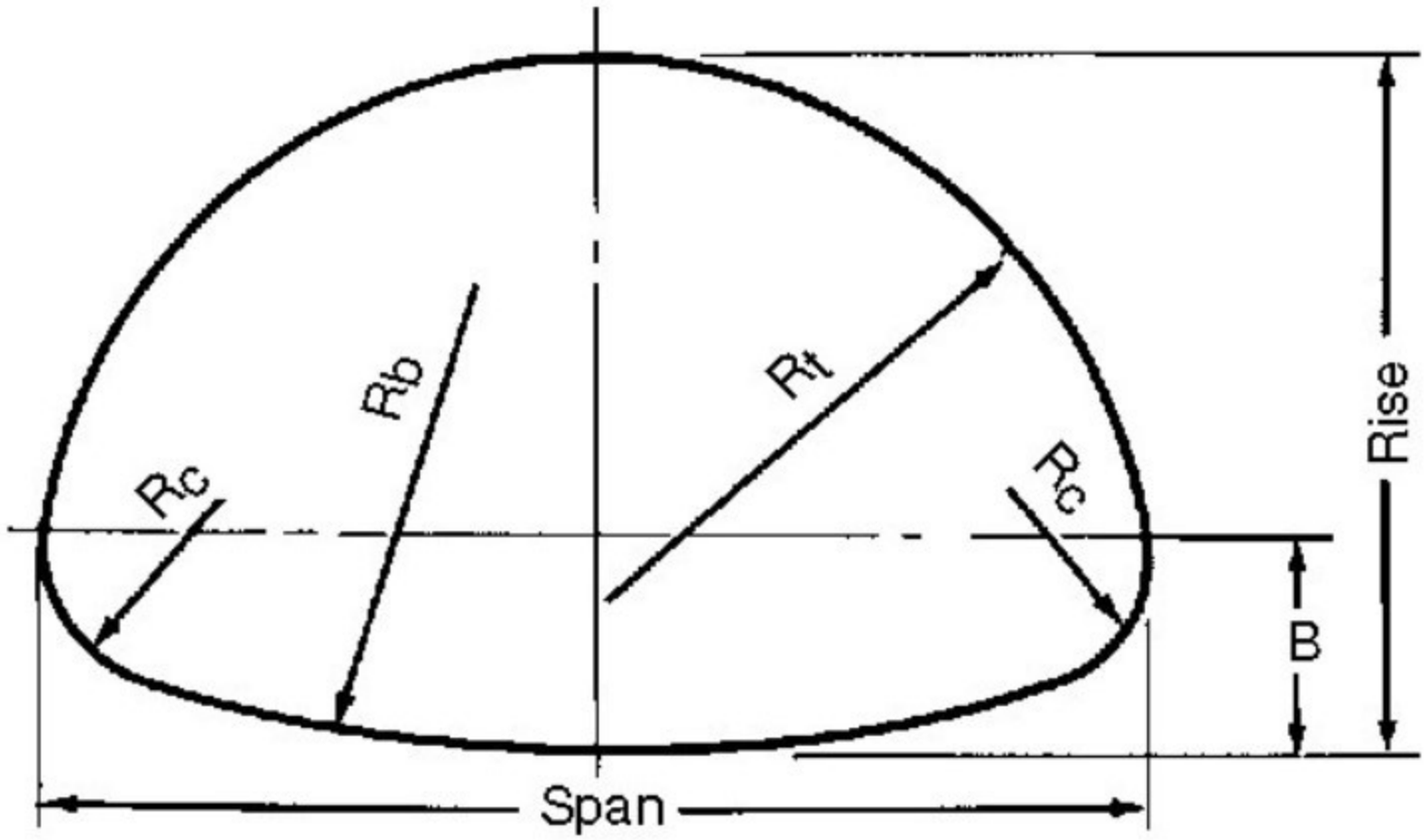
Notes:

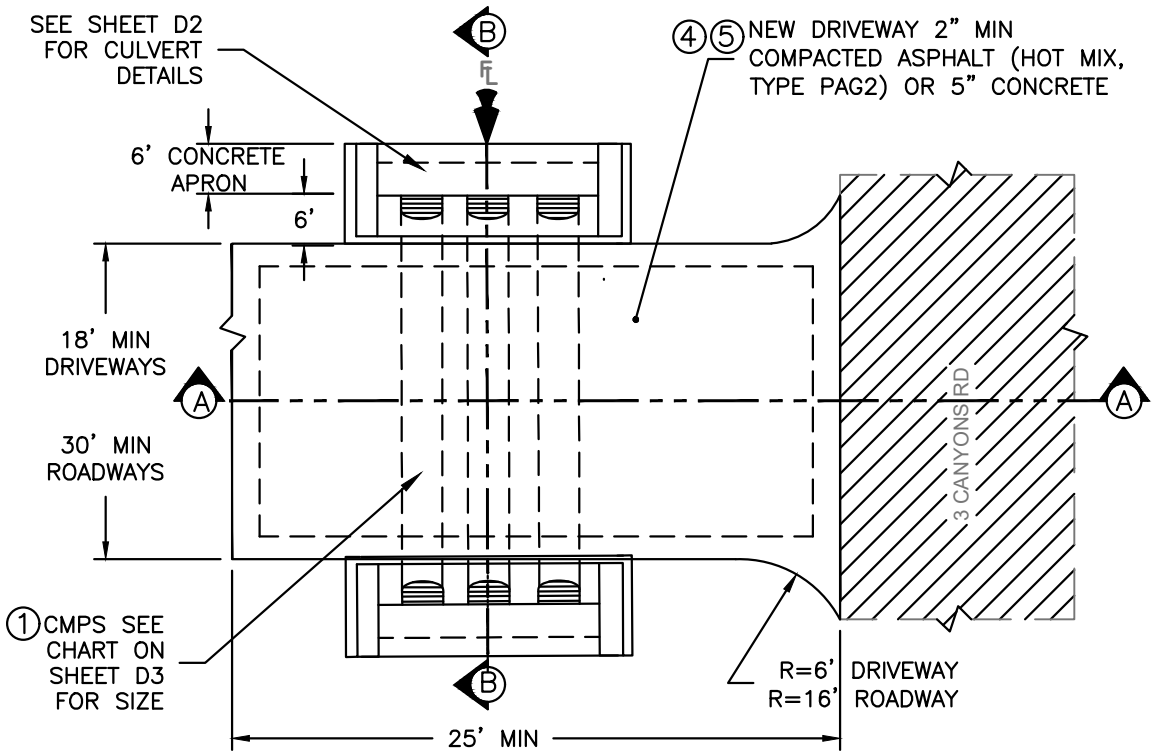
1. *Listed pipe arch dimensions do not include tolerance.*
2. *For additional detail, please reference the hydraulic radius tables (Figure 4.32 and 4.33) found in the NCSPA CSP Design Manual, 2008*

24" Pipe-Arch waterway area corrected by Eric Prahl, Regional Sales Engineer for Contech on 10/22/24.

14 gauge Pipe Arch Profile is required for all culverts greater than 12".

Pipe-Arch Profile

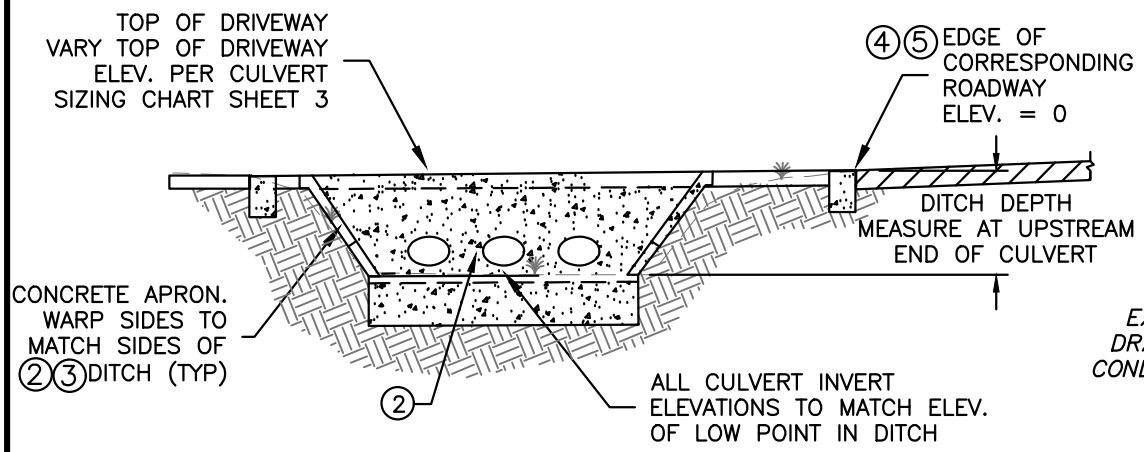




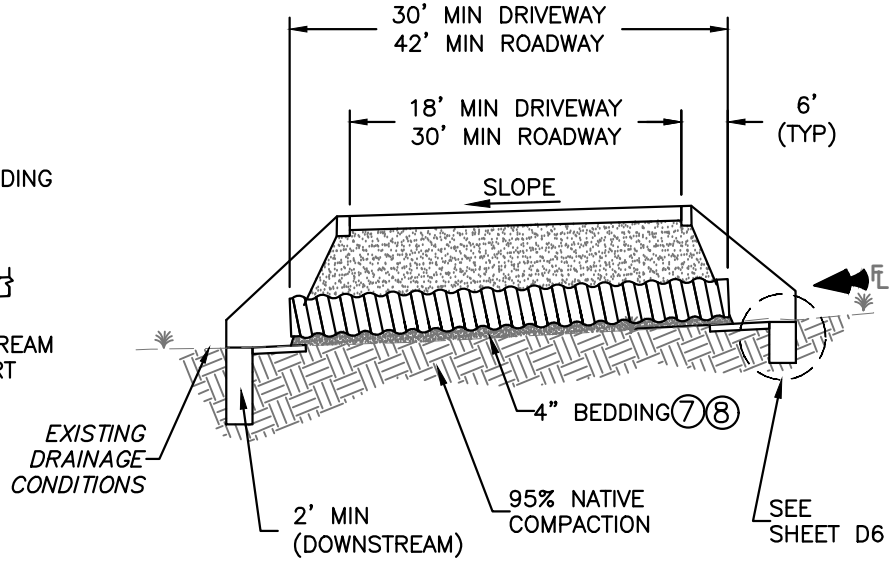
PLAN VIEW
NTS

NOTES:

1. CMP TO BE GALVANIZED 14 GA. MIN STEEL.
2. CONCRETE TO BE 3000 PSI, MINIMUM WITH FIBERMESH.
3. ALL CONCRETE PERIMETER SECTIONS TO BE REINFORCED WITH 1 #4 BAR, GRADE 40. SEE SHEET D6.
4. PROVIDE THICKEND EDGE ON ENTIRE PERIMETER. SEE SHEET D2.
5. TOP OF DRIVEWAY MUST NOT RISE MORE THAN 6" ABOVE EDGE OF 3 CANYONS ROAD.
6. VARY DEPTH OF SHADE AS SHOWN IN CULVERT SIZING CHART ON SHEET D3.
7. SHADE AND BEDDING MATERIAL TO BE SAND OR CHAT.
8. SHADE MATERIAL MUST BE PUSHED UNDER PIPE HAUNCHES AND WELL CONSOLIDATED AROUND PIPE.
9. AGGREGATE BASE OR RECYCLED AGGREGATE BASE MAY BE USED AS BACKFILL ON TOP OF A MINIMUM OF 6" OF SHADE.

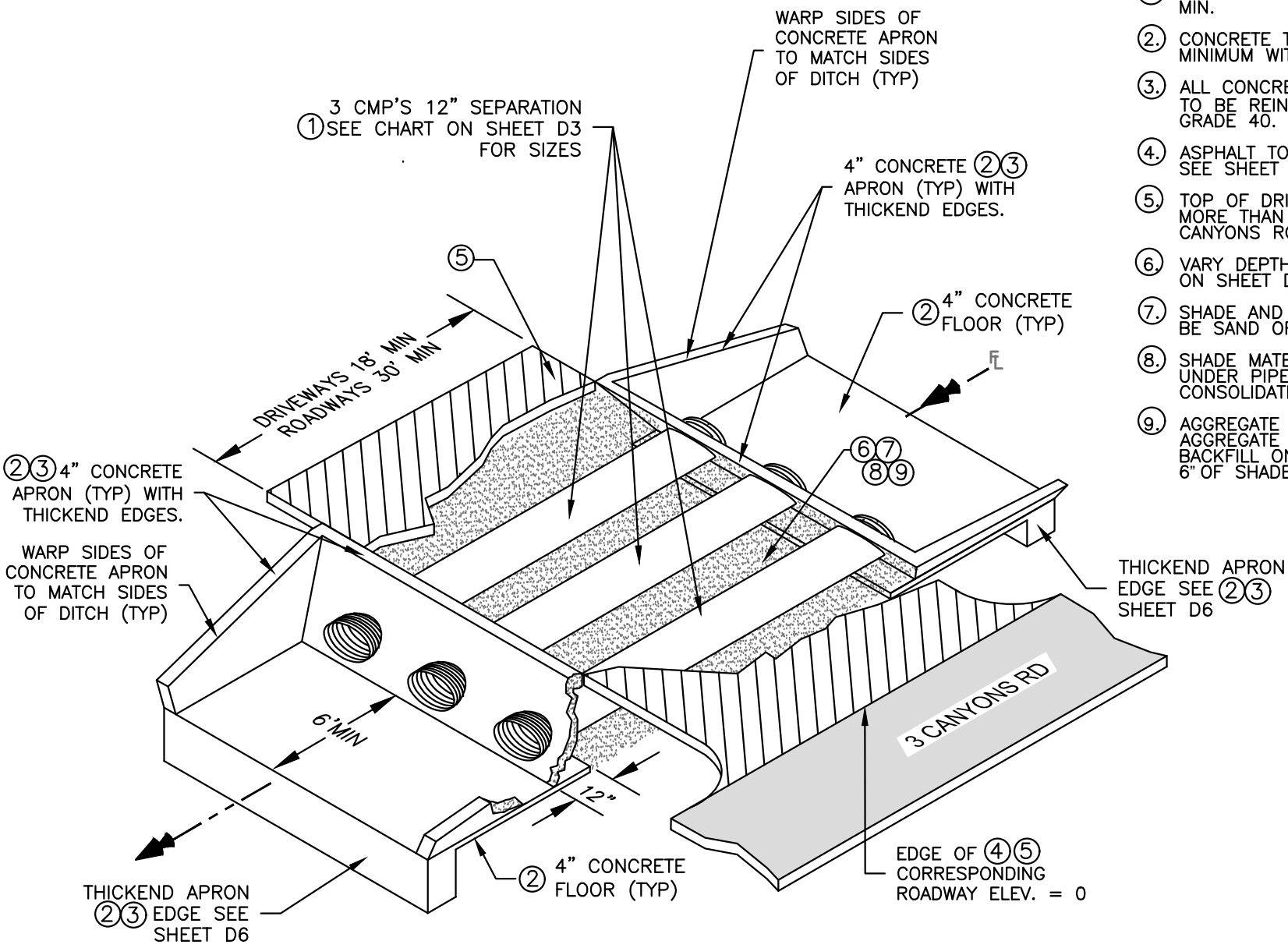


SECTION A–A
NTS



SECTION B–B
NTS

3 Canyons Road Committee	INTERSECTING ROAD AND DRIVEWAY CURB CUT DETAILS	REVISED BY: 10/2024 / APPROVED. BY: . / LAST REVISION. DATE: 10/2024	
		PREPARED BY: .	SCALE: NTS / SHEET NO: D1



NOTES:

1. CMP TO BE GALVANIZED STEEL 14GA MIN.
2. CONCRETE TO BE 3000 PSI, MINIMUM WITH FIBERMESH.
3. ALL CONCRETE PERIMETER SECTIONS TO BE REINFORCED WITH 1 #4 BAR, GRADE 40. SEE SHEET D6.
4. ASPHALT TO HAVE MARICOPA EDGE SEE SHEET D6.
5. TOP OF DRIVEWAY MUST NOT RISE MORE THAN 6" ABOVE EDGE OF 3 CANYONS ROAD.
6. VARY DEPTH OF SHADE AS SHOWN ON SHEET D3.
7. SHADE AND BEDDING MATERIAL TO BE SAND OR CHAT.
8. SHADE MATERIAL MUST BE PUSHED UNDER PIPE HAUNCHES AND WELL CONSOLIDATED AROUND PIPE.
9. AGGREGATE BASE OR RECYCLED AGGREGATE BASE MAY BE USED AS BACKFILL ON TOP OF A MINIMUM OF 6" OF SHADE.

3 Canyons Road Committee	INTERSECTING ROAD AND DRIVEWAY CURB CUT DETAILS	REVISED BY: 10/2024	APPROVED. BY: .	LAST REVISION. DATE: 10/2024
		PREPARED BY: .	SCALE: NTS	SHEET NO: D2

CORRUGATED METAL PIPE (CMP) CULVERT SIZING CHART
CULVERT SIZE BASED ON DITCH DEPTH
CORRESPONDING EDGE OF ROADWAY ELEVATION = 0

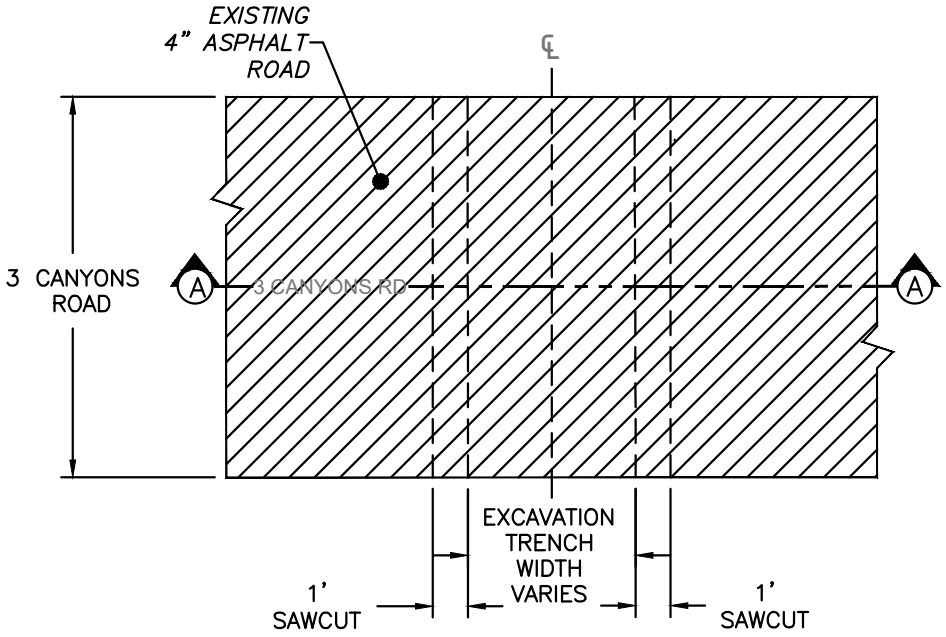
Ditch Depth (in)	Ditch Elevation (in)	Culvert Size (in)	Culvert Height (in)	Top of Culvert Elev (in)	Asphalt Thickness[2] (in)	Shade Depth with Asphalt (in)	Top of Asphalt[2] Driveway Elevation[1] (in)	Concrete Thickness (in)	Shade Depth with Concrete (in)	Top of Concrete Driveway Elevation[1] (in)
Less Than 14", Use Dip Crossing Detail, D5										
14	-14	12" Round	12	-2	2	6	6			
15	-15	17 x 13	13	-2	2	6	6			
16	-16	17 x 13	13	-3	2	6	5			
17	-17	17 x 13	13	-4	2	6	4			
18	-18	17 x 13	13	-5	2	6	3	5	6	6
19	-19	17 x 13	13	-6	2	6	2	5	6	5
20	-20	17 x 13	13	-7	2	6	1	5	6	4
21	-21	21 x 15	15	-6	2	6	2	5	6	5
22	-22	21 x 15	15	-7	2	6	1	5	6	4
23	-23	21 x 15	15	-8	2	6	0	5	6	3
24	-24	24 x 18	18	-6	2	6	2	5	6	5
25	-25	24 x 18	18	-7	2	6	1	5	6	4
26	-26	24 x 18	18	-8	2	6	0	5	6	3
27	-27	28 x 20	20	-7	2	6	1	5	6	4
28	-28	28 x 20	20	-8	2	6	0	5	6	3
29	-29	28 x 20	20	-9	2	7	0	5	6	2
30	-30	28 x 20	20	-10	2	8	0	5	6	1
31	-31	28 x 20	20	-11	2	9	0	5	6	0
32	-32	28 x 20	20	-12	2	10	0	5	7	0
33	-33	28 x 20	20	-13	2	11	0	5	8	0
34	-34	28 x 20	20	-14	2	12	0	5	9	0
35	-35	28 x 20	20	-15	2	13	0	5	10	0
36	-36	28 x 20	20	-16	2	14	0	5	11	0
37	-37	28 x 20	20	-17	2	15	0	5	12	0
Over 37" Consult with Roadway Committee for Culvert Requirements										

[1] Raise top of driveway elevation to maintain minimum shade requirements

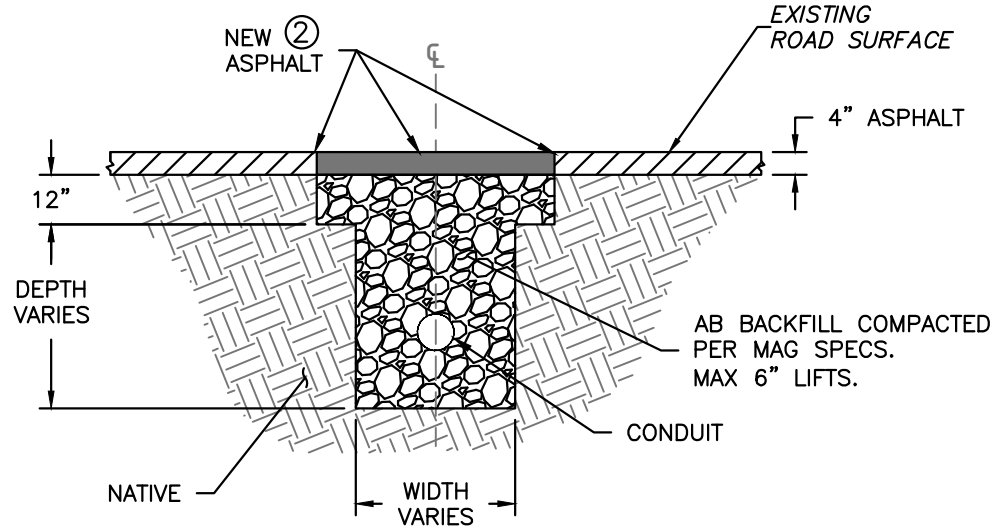
[2] Asphalt to be hot mix, Type PAG2

NOTES:

1. SEE 3 CANYONS RANCH HOA ROAD COMMITTEE GUIDELINES.
2. HOT ASPHALT TYPE PAG2. ALL SAWCUTS TO BE TACK & SEALED AFTER PERMANENT ASPHALT.



PLAN VIEW
NTS



SECTION A–A
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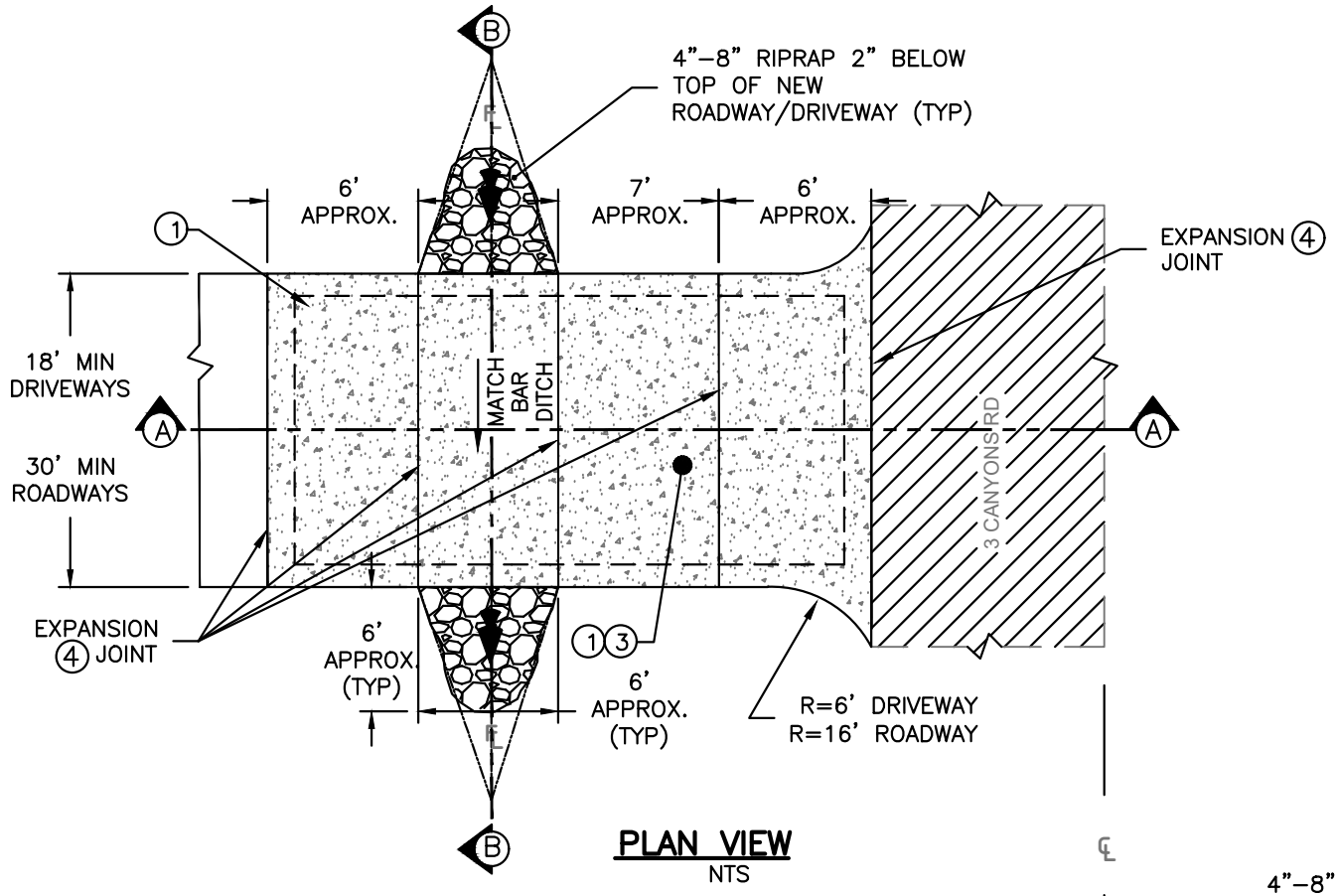
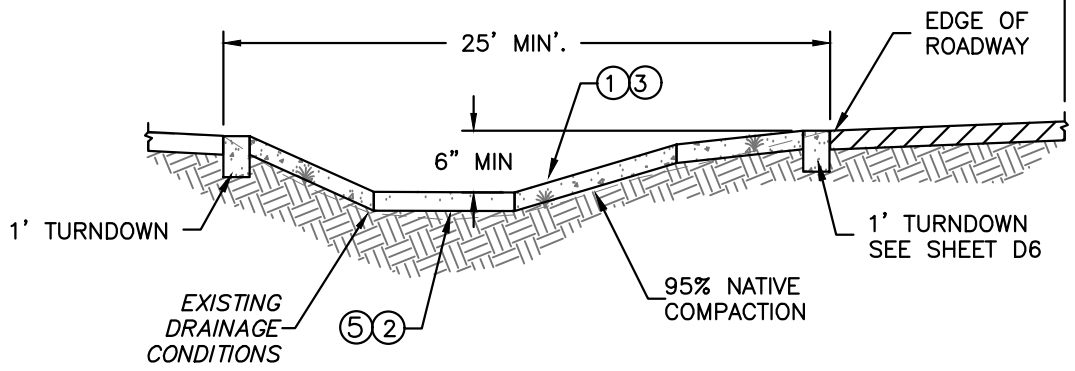
3 Canyons Road Committee	TYPICAL ROAD T-CUT	REVISED BY: 10/2024	APPROVED. BY: .	LAST REVISION. DATE: 10/2024
		PREPARED BY: .	SCALE: NTS	SHEET NO: D4



PLAN VIEW
NTS

NOTES:

1. CONCRETE DRIVEWAY 5" DEPTH, TYPE A 3,000 PSI, 6" DEPTH FOR ROADWAY.
2. MATCH LOW POINT ELEVATION IN DRIVEWAY TO LOW POINT ELEVATION IN BAR DITCH
3. TOP OF CONCRETE ELEVATION TO BE MINIMUM 6" BELOW EDGE OF ROAD
4. DRIVEWAYS SHALL HAVE EXPANSION JOINT MATERIAL ADJACENT TO HARD SURFACED ROADS
5. CAPACITY & FLOW LINE OF DITCH WILL NOT BE ALTERED WITHOUT APPROVAL (INCLUDING GRADING DUE TO LANDSCAPING).



SECTION A–A
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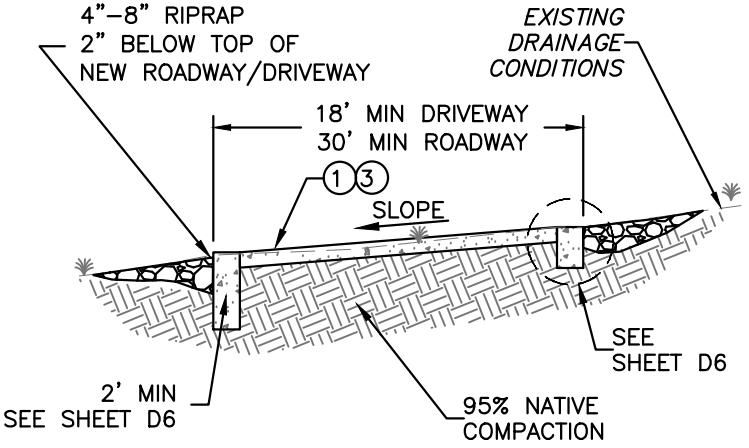
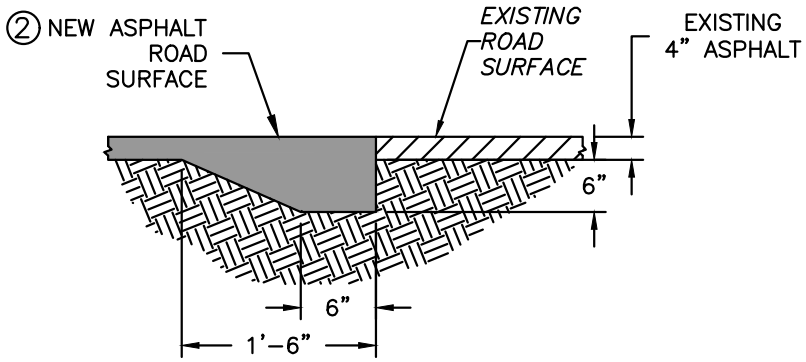


SECTION B–B
NTS

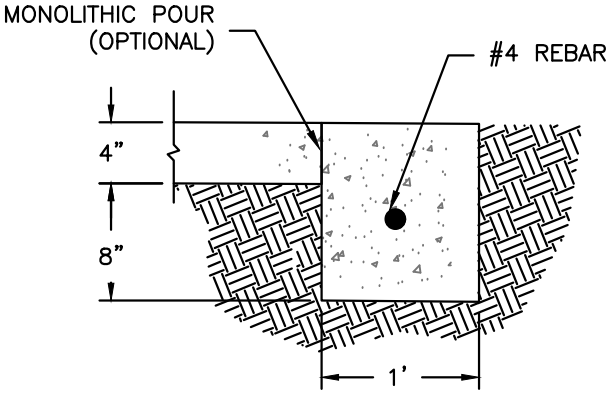
3 Canyons Road Committee	DIP CROSSING	REVISED BY: 10/2024	APPROVED. BY: .	LAST REVISION. DATE: 10/2024
		PREPARED BY: .	SCALE: NTS	SHEET NO: D5

NOTES:

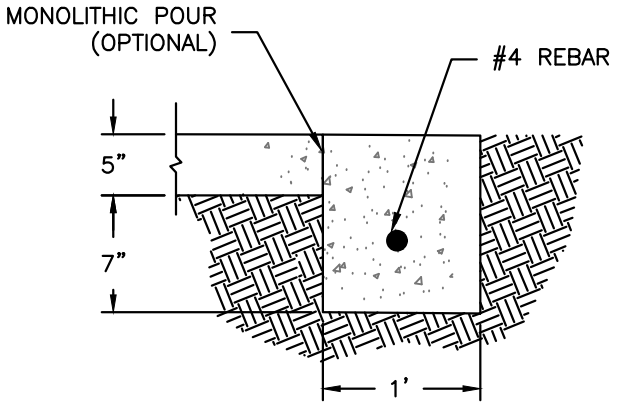
1. SEE 3 CANYONS RANCH HOA ROAD COMMITTEE GUIDELINES.
2. HOT ASPHALT TYPE PAG2. ALL SAWCUTS TO BE TACK & SEALED AFTER PERMANENT ASPHALT.



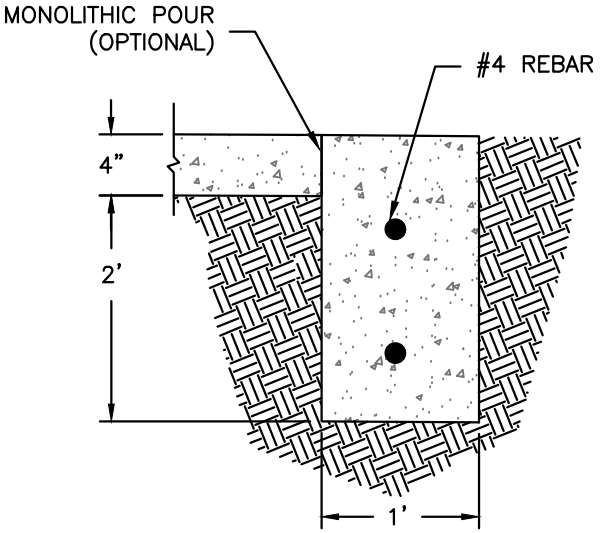
MARICOPA EDGE
NTS



DITCH APRON
UPSTREAM NTS



TYPICAL TURNDOWN
NTS



DITCH APRON/DIP CROSSING
DOWNSTREAM NTS

3 Canyons Road Committee	DRIVEWAY DETAILS	REVISED BY: 10/2024	APPROVED. BY: .	LAST REVISION. DATE: 10/2024
		PREPARED BY: .	SCALE: NTS	SHEET NO: D6