

Why Can't I Put Objects In The Easement?

As new property owners buy on South Rim Ranch (even current property owners), we get this question all the time. Why can't I put t-posts, signs, fences, buildings, gabions/other types of property boundary items, or other objects in the easement between my property and the next. Why does the South Rim Property Owners Association Board restrict this; after all, it is my land, right? The answer is, the Board did not create, nor can it change, this restriction in the CC&Rs.

When South Rim Ranch was developed in 2002 by Arizona Land and Ranches, they laid out our roads and the easements between Parcels. These were then registered with Coconino County on the original Record of Survey, and put in the very first CC&Rs. Each Parcel on South Rim Ranch; whether it's an original Parcel, or subsequent newly created Parcel, via splits or mergers; has a recorded thirty-foot (30') easement around its boundaries. These easements are recorded with the County for ingress and egress purposes only.

These ingress and egress easements, are to be used for the movement of livestock, ranchers tending the livestock (either on foot, horseback or in vehicles), utility companies and in some instances, a road for another property owner to access their Parcel in a merge/split scenario.

By placing objects in the easement, you impede the usage of the easement and create a potential liability for yourself. If an animal, person or vehicle is injured or damaged by an object you placed in the easement, or another property owner is unable to access their Parcel, you can be held liable. So, while yes, it is still part of your land, this restriction was created by the developer, is recorded with Coconino County, and is in all CC&Rs.

Right now, it may not seem like a big deal, but as more and more people start building on South Rim Ranch, these objects can and will cause problems. The SRR POA Board recommends that all property owners have a fencing survey done, prior to marking out their fence line. If you hire a contractor of any type; to put up a fence, building, driveway markers or any structure near your property boundary; don't assume they know about the thirty-foot (30') easement, make them aware of the restriction. Save yourself the cost, labor and possible liability and don't put objects in the easement.

Board of Directors
South Rim Property Owners Association

If you have any questions at all, please don't hesitate to reach out to the SRR POA Board at SRRBoard@outlook.com