

South Rim Property Owners Association

c/o HOAMCO Community Management

PO Box 30520

Flagstaff, AZ 86003

[srrboard@outlook.com](mailto:srrboard@outlook.com)

**WELCOME LETTER**

Welcome to South Rim Ranch! We hope you appreciate the beauty and serenity of the ranch and enjoy your neighbors and our community.

In order to make your transition to the Ranch as smooth as possible, we recommend reviewing the South Rim POA CC&Rs, any Amendments, our Bylaws and the Coconino County Codes; South Rim Ranch is Zoned G: General. Links to these documents can be found on our website <https://srrboard.wixsite.com/srrpoa/> under the Documents & Forms tab/Governance and the button for 2024 Coconino County Codes. Click around the website for information on meetings, minutes, documents etc. Please don't hesitate to contact the Board if you can't find something or need help.

If you are considering living on your property full or part-time, your residence, septic and most other structures on your property need to be permitted by Coconino County. Please be aware, even though the Coconino County Zoning Ordinance allows RVs and Travel Trailers to be full-time residences when properly permitted, section 3.C. of the South Rim POA CC&Rs specifically disallow them. Additionally, our CC&Rs (3.A. & 3.U.) prohibit all businesses other than Home Offices; this includes commercial campgrounds, glamping and short-term rentals. As our CC&Rs are more restrictive than Coconino County, they take precedence over any permits issued by the County. Sections 3.M., 3.N. and 3.Q. should be referred to prior to installing driveways, structures or fencing. Fencing surveys are strongly recommend prior to installing any perimeter fence and/or driveway markers. Make any contractors aware of the setbacks before having structures or fencing installed.

We encourage you to reach out to your neighbors. We rely on each other during periods of inclement weather, being in the middle of a project and needing a tool, but don't want to drive all the way to Williams/Flagstaff or many other things. Your neighbors living at the ranch have built a wealth of off-grid living knowledge worth tapping into. A private group on Facebook, called [SRR Neighbors, Williams, Arizona](#) was created by a property owner. This un-official page is a great way to meet other property owners and ask questions. *For property owners only.*

It's important that we are able to contact you for general communication, assessment invoicing and emergencies such as fires or vandalism at the ranch. Please keep your contact information current using the Contact Us button on our web site. Feel free to contact the South Rim POA Board at [srrboard@outlook.com](mailto:srrboard@outlook.com) if you have any questions or would like more information about our Association or area.

Sincerely,

The Board  
South Rim Property Owners Association

Emergency	Non-Emergency Phone Numbers	
<b>911</b>	Coconino County Planning/Zoning	928-679-8850
	County Sheriff Dispatch	928-338-7888
	Williams Hospital (NCHC)	928-635-4441
	Flagstaff Medical Center	928-779-3366
	High Country Fire & Rescue	928-635-9988