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Bylaws of Mesa Vista Estates Irrigation Water Delivery District No. TBD

April 19, 2026

Article 1 – Authorizing Legislation ¹

These bylaws are adopted by Mesa Vista Estates Irrigation Water Delivery District No. TBD (the “District”) to govern the District’s operation and administration as an Arizona irrigation water delivery district. The District is organized and operated under Arizona Revised Statutes, Title 48, Chapter 20. Under that law, the District is a political subdivision of the State of Arizona and has the powers granted by law to provide, maintain, and manage irrigation water delivery service for lands within the District.

These bylaws are intended to work together with applicable Arizona law, and if any provision of these bylaws conflicts with Arizona law, Arizona law will control. Water delivery within the District is subject to Arizona Revised Statutes, Title 48, Chapter 20, these bylaws, any rules adopted by the Board that are consistent with law, and the terms of any applicable water service contract. The District may exercise the rights, powers, and duties granted to irrigation water delivery districts by Arizona law as reasonably necessary to conduct its purposes.

Article 2 – Purpose ²

The purpose of the District is to operate, maintain, repair, and manage the irrigation water delivery system serving lands within the District, and to support the orderly delivery and use of Salt River Project (“SRP”) irrigation water by District landowners. The District receives irrigation water through SRP facilities, including Canal No. 3, Lateral 024, Gate 0800, or any successor point of delivery. In these bylaws, the pipes, laterals, valves, ditches, structures, easements, and related facilities used to deliver irrigation water within the District are referred to as the District irrigation system.

Article 3 – District History ³

This District is being established on Month Date, Year, subject to the required approvals and completion of the necessary organizational steps. The District is being formed with the involvement of SRP, Maricopa County, and other applicable public bodies. This Article may be updated when all approvals, signatures, and formation requirements have been completed.

¹ Article 1 defines Mesa Vista Estates Irrigation Water Delivery District (the District) and explains the purpose and Arizona laws that grant the District the rights and powers to conduct that purpose.

² Article 2 describes the purpose of the District, to manage the irrigation water delivery system within the land of the District and support the orderly delivery/use of the SRP irrigation water by landowners in the District.

³ Article 3 is a simple explanation of when the District is being set up and the steps involved in the process. The Month/Date/Year will be entered following the required approval and organizational steps.

Article 4 – Governing Board ⁴

The District shall be governed by a Board of Trustees consisting of three landowners within the District, as provided in Arizona Revised Statutes, Title 48, Chapter 20. The Board of Trustees is referred to in these bylaws as the “Board.” The Board is responsible for the management and control of the District. Each trustee shall take any oath required by Arizona law, shall be bonded as required by A.R.S. § 48-3442, and shall serve without compensation.

The Maricopa County Treasurer shall serve as treasurer ex officio of the District. The Board may use officer titles such as President, Vice President, and Assistant Treasurer for internal administrative purposes, but those titles do not change the equal voting authority of the trustees under Arizona law.⁵

The Board shall elect a Secretary immediately following each election, as provided by A.R.S. § 48-3445. The Secretary shall keep the minutes of Board meetings, maintain Board correspondence and records, and perform the duties assigned to that office by law or by the Board.⁶

The Board may appoint a District Committee (the “Committee”) made up of the members of the Board and any additional property owners, volunteers, or assistants appointed by the Board to help with District business. The Committee is advisory and administrative only, is subject to Board oversight and control, and has no independent authority to act for or bind the District. The President shall serve as Committee Chair unless the Board designates otherwise. The Board may assign titles to committee positions, including Web Designer, and may assign duties as needed. If appointed, the Web Designer shall be responsible for maintaining the District website and supporting the posting of notices, elections, meetings, and other District information. Property owners are encouraged to take part in committee service.⁷

Article 5 – Election and Trustee Terms ⁸

The District’s trustees shall be elected in accordance with Arizona Revised Statutes, Title 48, Chapter 20. The regular election for trustees shall be held biennially on the third Wednesday in November. Election notices shall be posted, and the election shall be conducted in the manner required by Arizona law for irrigation water delivery districts. Trustees shall serve for terms of two years from January 1 following election or appointment, and until their successors are elected or appointed and

⁴ Article 4 explains the that governing Board of Trustees consists of three landowners within the District who will take an oath, be bonded, and serve without compensation. The responsibilities of these trustees will include management and control of the District.

⁵ Article 4 (cont.) the Maricopa County Treasurer serves as the District treasurer and has no voting authority.

⁶ Article 4 (cont.) a secretary will be elected by the board after each election to keep minutes of meetings and maintain correspondence/records.

⁷ Article 4 (cont.) allows the board to create a committee of advisors made of property owners and volunteers to help with District business, administrative work, and advise the Board. This committee has no authority to act for the District and all property owners are encouraged to take part regardless of water use.

⁸ Article 5 explains the way trustees are elected (every two years on the 3rd Wednesday of November) and the term length (2 years). If a new trustee is not chosen, the current trustee continues to serve. A vacancy between terms will be filled by the remaining trustees to serve the rest of the term.

qualified. If an election is not held, or if a trustee fails to be elected, the incumbent trustee or trustees shall continue to serve until a successor is elected or appointed and qualified, as provided by Arizona law. A trustee position becomes vacant if the trustee resigns, dies, or ceases to be a landowner within the District, or otherwise ceases to meet the qualifications required by Arizona law. Any vacancy on the Board shall be filled by the remaining trustees for the unexpired term, as provided in A.R.S. § 48-3443.

Article 6 – Meetings

6.1 General Requirements ⁹

The Board shall hold public meetings as needed to conduct District business and shall hold at least one public meeting each fiscal year. All Board meetings shall be conducted in accordance with Arizona's Open Meeting Law.

6.2 Annual Meeting ¹⁰

The Board shall hold an annual meeting each fiscal year to review the proposed annual budget, review the annual financial report, and address any other matters requiring Board action. The annual meeting may be held at a time determined by the Board and may be scheduled on the same day as the trustee election if the Board chooses. Notice of the annual meeting shall be:

- Posted on the District Website at least thirty (30) days in advance.
- Physically posted at the District's designated public posting location or locations at least forty-eight (48) hours in advance.

6.3 Other Meetings ¹¹

Meetings other than the annual meeting shall be held as needed. Notice of such meetings shall be given at least twenty-four (24) hours in advance to the Board and the general public, except in the case of an actual emergency as allowed by law.

6.4 Notice and Posting ¹²

The Board shall designate one or more official physical posting locations for meeting notices and other notices required by law and may change those locations from time to time by Board action.

All meeting notices shall include the time, date, and place of the meeting and be:

- Posted on the District Website
- Physically posted at the District's designated public posting location or locations

⁹ Article 6.1 explains the meeting requirements for the District, which includes public meetings as needed and at least one public meeting per fiscal year following Arizona's Open Meeting Law.

¹⁰ Article 6.2 explains the rules relating to the required annual meeting each fiscal year to review the proposed annual budget, the financial report and address other matters requiring Board action. Notice of this meeting will be posted 30 days in advance on the District website and physically posted at designated spots within the District 48 hours prior to the meeting.

¹¹ Article 6.3 describes other meetings to be held as needed, with notice given at least 24 hours in advance (except in the case of an actual emergency as allowed by law).

¹² Article 6.4 describes how meeting notices will be posted and what must be included in the notice.

6.5 Agendas and Meeting Conduct ¹³

An agenda shall be prepared for each meeting and posted on the District website and as otherwise required by law. The Board may discuss, consider, and act only on matters listed on the agenda and matters related thereto.

6.6 Minutes and Records ¹⁴

Written minutes or a recording of each Board meeting shall be kept. Minutes or recordings shall be made available for public inspection within three (3) working days after the meeting, as required by Arizona law.

Article 7 – Quorum ¹⁵

Two trustees shall constitute a quorum for the transaction of business. The act of a majority of the trustees present at a meeting at which a quorum is present shall be the act of the Board.

Article 8 – District Funds and Warrants ¹⁶

The District shall operate using funds lawfully collected and held under Arizona Revised Statutes, Title 48, Chapter 20, including revenues from the District's tax levy and any other funds authorized by law. District funds shall be used only for lawful District purposes. District monies shall be held and disbursed in accordance with Arizona law, and any warrant, contract, or other instrument involving the payment of money or creating an obligation binding on the District shall require the signatures of at least two trustees, as required by law.

Article 9 – Repair Responsibilities and Access

9.1 District Funded Repairs and Maintenance ¹⁷

District funds may be used for the operation, maintenance, repair, and replacement of the District irrigation system, including common lines, standpipes, ditches, laterals, valves, gates, risers, and related structures, together with other lawful District operating expenses. District-funded repairs may include certain portions of the District irrigation system located on individual properties when those facilities are part of the original District irrigation system or are otherwise determined by the Board to be the responsibility of the District. For purposes of these bylaws, the "original District irrigation system" means the portions of the District irrigation system that were part of the District's established

¹³ Article 6.5 explains that an agenda will be prepared for each meeting and posted on the District website. This agenda provides the framework for what the Board will discuss, consider, and act on during the meeting.

¹⁴ Article 6.6 outlines the requirements of meeting minutes/recordings, being made public withing 3 working days of the meeting.

¹⁵ Article 7 outlines the requirements of a quorum, which will be two trustees, and explains that the vote of most of the quorum will be the act of the Board.

¹⁶ Article 8 explains that the District can only use funds lawfully collected (including revenues from property tax levy) and used only for lawful District purposes. Distribution requires signatures of at least 2 trustees.

¹⁷ Article 9.1 outlines repairs and maintenance items and explains that "original District irrigation system" relates to the irrigation system infrastructure in place at the time of the formation of the District.

irrigation delivery infrastructure at the time of District formation, as shown by available records, maps, plans, physical evidence, or other reliable information available to the Board.

9.2 Exclusions and Access ¹⁸

Property owners shall keep the District irrigation system on their property reasonably accessible for inspection, maintenance, and repair. If a property owner places concrete, structures, improvements, or other obstructions over or within an irrigation easement or over the original location of irrigation facilities in a way that interferes with reasonable access or repair, the District may remove or require removal of the obstruction to the extent reasonably necessary to access and repair the irrigation line. Unless the Board determines otherwise, the District shall not be responsible for restoring concrete, structures, landscaping, or other private improvements removed or disturbed in order to gain access for repair. Perimeter fences are excluded from this requirement unless otherwise determined by the Board.

The District is responsible only for facilities that are part of the original District irrigation system unless the Board approves otherwise. If a property owner has added extensions, additional risers, additional valves, or other non-original improvements to the irrigation system, the District shall not be responsible for maintaining or repairing those additions unless the Board expressly approves such responsibility. If a question arises as to whether a facility is part of the original District irrigation system, the Board shall determine the issue. Unless an emergency exists, repairs or improvements outside the original District irrigation system must be approved by a majority of the Board at a properly noticed meeting.

9.3 Vegetation ¹⁹

Property owners shall not plant trees, shrubs, or other vegetation within proximity of irrigation lines if the vegetation may interfere with access, maintenance, or repair, or may reasonably be expected to damage the District irrigation system. If vegetation causes damage to the District irrigation system, the property owner shall be responsible for the cost of repair, to the extent allowed by law. Trees and shrubs planted before January 1, 2026, are exempt from this restriction unless and until they cause damage to the District irrigation system.

9.4 Repair Responsibility Determinations ²⁰

The Board shall have authority to determine, in good faith and based on the facts presented, whether a particular repair, maintenance item, or replacement is the responsibility of the District or of an

¹⁸ Article 9.2 explains that the District is only responsible for the original District irrigation system unless approved otherwise. If a property owner has added extensions, additional risers, or non-original improvements, the District is not responsible for maintaining those items. Property owners must keep the District irrigation system accessible for repairs and inspection as needed, and any structures that obstruct maintenance/repair are not the responsibility of the District to replace.

¹⁹ Article 9.3 asks property owners to not plant anything within proximity of the irrigation lines that might limit access to the lines or cause damage. Trees and Shrubs planted before January 1, 2026, are exempt from this restriction unless/until they cause damage to the system.

²⁰ Article 9.4 outlines the repair responsibility determinations and explains that the Board will review each item to figure out responsibility.

individual property owner. Any such determination by the Board shall govern District administration unless otherwise required by law.

9.5 Berms, Grading, and On-Property Conditions ²¹

Property owners are responsible for maintaining berms, grading, and other on-property conditions reasonably necessary to allow irrigation water to be safely contained and used on their property. If conditions on a property create waste, runoff, flooding, unsafe conditions, or unreasonable interference with the District irrigation system, the Board may require the property owner to correct those conditions before further irrigation service is provided.

9.6 Damage to District Facilities ²²

No property owner, resident, contractor, landscaper, or other person shall damage, modify, obstruct, or interfere with the District irrigation system without authorization from the Board. If any person causes damage to the District irrigation system, the District may repair the damage or require that it be repaired, and the responsible person or the affected property owner shall be responsible for the reasonable cost of repair, to the extent allowed by law.

Article 10 – Irrigation Service and Use Rules

10.1 Eligibility for Service ²³

A property is generally entitled to irrigation service providing all applicable District taxes, charges, and other amounts owed to the District have been paid.

10.2 Temporary Suspension of Service ²⁴

The District may temporarily suspend irrigation service when reasonably necessary for maintenance, repair, improvement, safety, or emergency conditions affecting the District irrigation system. Where practicable, the District shall provide notice to affected property owners.

10.3 Unsafe Conditions or Interference ²⁵

If conditions on a property, or the actions of a property owner, resident, contractor, landscaper, or other person, create unsafe conditions, unreasonable interference with District operations, or

²¹ Article 9.5 reminds property owners they are responsible for maintaining berms, grading, and on-property conditions necessary to contain irrigation water used. If these on-property conditions are not maintained, the property owner may have restricted access until these issues have been resolved.

²² Article 9.6 restricts anyone from damage, modification, or obstruction of the District irrigation system without authorization. If damage is caused, the District may repair the damage or require that it be repaired (passing the cost to the individual causing the damage).

²³ 26 Article 10.4 outlines unauthorized use or interference. This includes any opening, closing, changing, diverting, or theft of irrigation water and could result in the Board taking reasonable action.

²⁴ Article 10.2 outlines the ways service may be temporarily suspended to property owners. The District will notify property owners if maintenance, repair, improvement, safety, or emergency situations require it.

²⁵ Article 10.3 reminds property owners that unsafe conditions, unreasonable interference, or repeated problems could result in suspended water irrigation service as noted in 10.2.

repeated problems affecting the District irrigation system, the Board may suspend service or require those conditions to be corrected before further irrigation service is provided (see Section 10.2).

10.4 Unauthorized Use or Interference ²⁶

No property owner, resident, contractor, landscaper, or other person shall open, close, modify, divert, obstruct, or otherwise interfere with the District irrigation system without authorization from the Board, except as may be permitted by District rules. If unauthorized use, diversion, theft, or interference occurs, the Board may take reasonable action to protect the District irrigation system and enforce these bylaws.

10.5 Self-Irrigation Responsibilities ²⁷

Property owners are responsible for irrigating their property during the time assigned to them, whether performed by the owner or by a person authorized by the owner, and the owner remains responsible for compliance with these requirements, and for using only the amount of water they have ordered. Each property owner is responsible for containing all irrigation water on the property being irrigated and for following the District's irrigation schedule.

Property owners shall ensure that leaking valves and ports on their property are promptly repaired, that yard valves or ports are fully closed except during their assigned irrigation time, and that ditches, pipes, and related irrigation areas on their property are kept reasonably free of organic debris and other obstructions.

10.6 District Rules and Scheduling ²⁸

Irrigation service within the District shall be provided in accordance with these bylaws, applicable law, District operating rules adopted by the Board, and any applicable water delivery arrangements with SRP. Irrigation service The Board may adopt reasonable rules concerning irrigation scheduling, service procedures, and other matters necessary for the orderly operation of the District irrigation system.

10.7 Complaints ²⁹

Complaints concerning irrigation service, system conditions, or District operations should be submitted to the Board in writing. For purposes of these bylaws, "in writing" includes paper documents and electronic communications, including email, unless Arizona law requires otherwise. The Board may review and address complaints at a Board meeting or in another manner the Board determines appropriate.

²⁶ Article 10.4 outlines unauthorized use or interference. This includes any opening, closing, changing, diverting, or theft of irrigation water and could result in the Board taking reasonable action.

²⁷ Article 10.5 reminds each property owner they are responsible for following the District's irrigation schedule, repairing leaky valves and ports, and keeping irrigation areas reasonably free of debris.

²⁸ Article 10.6 explains the delivery schedule and rules are set up by the Board in coordination with SRP delivery arrangements.

²⁹ Article 10.7 explains that complaints about the irrigation system, conditions, or operations should be given to the board in writing (either paper or email).

Article 11 – Fiscal Year³⁰

The District’s fiscal year begins on July 1 and ends on June 30.

Article 12 – Amendment of Bylaws³¹

These bylaws may be amended, repealed, or replaced by the Board at a properly noticed public meeting. The Board may invite and consider input from District property owners before acting on any proposed amendment. Any proposed bylaw amendment shall be described in the meeting notice or agenda in sufficient detail to inform the public of the subject of the proposed change. Any amendment adopted by the Board shall take effect upon approval unless the Board specifies otherwise.

Article 13 – Budget³²

Each year, the Board shall prepare a proposed budget for the next fiscal year and review it at a public meeting of the Board. District property owners may attend that meeting and provide input. The Board shall certify the amount required to be raised by taxation and submit it to the Maricopa County Board of Supervisors on or before July 1 of each year, in accordance with A.R.S. § 48-3473.

Article 14 – Records and Reports³³

The District shall maintain, preserve, retain, and make its records and reports available in accordance with Arizona law. The Board shall ensure that the District’s annual report is prepared and submitted to the clerk of the Maricopa County Board of Supervisors in accordance with A.R.S. § 48-251. The annual report shall be filed within 240 days after the closure of the District’s fiscal year, or within any other time required by law. The annual report shall be submitted by the Secretary, or by another officer of the Board authorized to do so.

Article 15 – Conflict of Interest³⁴

Any trustee, officer, or authorized District representative who has, or whose relative has, a substantial interest in any contract, sale, purchase, service, or decision involving the District shall disclose that interest in the official records of the District and shall refrain from voting on or otherwise participating in the matter, as required by Arizona law.

³⁰ Article 11 sets up the fiscal year as July 1 – June 30

³¹ Article 12 reminds property owners that bylaws can be amended, repealed, or replaced by the Board at a public meeting (following rules outlined above). Amendments take effect once approved by the Board.

³² Article 13 shows the method for creation of the District’s budget each fiscal year. The budget will be reviewed at the annual meeting, and property owners are encouraged to attend and provide input. The amount required to be raised by property tax will be sent on or before July 1 of each year.

³³ Article 14 establishes rules around record keeping and reports. The District will keep and maintain records according to the law, with an annual report given to the Maricopa County Board of Supervisors.

³⁴ Article 15 outlines conflicts of interest and requires any trustee with a conflict of interest to refrain from voting on the matter.

Article 16 – Indemnification and Insurance ³⁵

To the extent permitted by Arizona law, the District may indemnify a trustee, officer, employee, volunteer, or authorized District representative for reasonable expenses and liabilities arising from service to the District, provided the person acted in good faith and in a manner reasonably believed to be in or not opposed to the best interests of the District. The District shall not indemnify any person for matters involving fraud, intentional misconduct, unlawful conduct, or improper personal benefit. The District may also purchase and maintain insurance for the benefit of the District and for any trustee, officer, employee, volunteer, or authorized District representative against liability arising from service to the District, to the extent permitted by law.

Article 17 – Dissolution ³⁶

The District may be dissolved only in accordance with A.R.S. § 48-3428 and other applicable laws. If the District is dissolved, any remaining funds, after payment of lawful debts and obligations, shall be distributed among the then-current District property owners in proportion to lot size or acreage, unless otherwise required by law.

³⁵ Article 16 explains when a Trustee may be compensated for reasonable expenses and liabilities arising from service to the District. The District is also authorized to buy insurance for the benefit of the District.

³⁶ Article 17 outlines the method for dissolution of the District, and how distribution of any remaining funds will be distributed once all payments of debts and obligations are met.