

Fellow home and lot owners,

The Architectural Committee (ArchComm), with the approval of the Board of Directors of the Tubac Valley Property Owners Association (TVPOA), has adopted Construction Guidelines for Homeowners and Builders for lots in the Tubac Valley Country Club Estates subdivision (TVCCE). These Guidelines do not change or amend the Covenants and Restrictions (C&R's), rather they summarize how the Architectural Committee and Supervising Architect interpret and apply the C&R requirements. They lay out an approval process that includes a new TVCCE Permit.

The intent of the C&R's is summarized in their opening paragraph (Section 1, Paragraph 1):

"It is the intent of this declaration to establish a plan of development which will produce in Tubac Country Club Estates a community of homes in harmony with Mexican and Spanish Colonial architectural style located in a natural unspoiled setting in the Tubac Valley, together with the amenities ordinarily associated with the highest type of suburban residential development."

It is the goal of ArchComm and the Supervising Architect to protect and enhance the character of our subdivision to continue to achieve that plan by guiding development with information, explanation, recommendations, plan review and approval, and construction progress monitoring, rather than relying on enforcement through fines, penalties, and remediation after the fact when non-conforming development takes place. In this manner we can best protect the character of our community and the substantial investment that existing homeowners have already made, and our new homeowners are making.

The Guidelines are applicable not only to new construction, but to additions, exterior remodels and color changes, solar installations and all structures and landscaping outside the buildable area of a lot. It is the responsibility of the property owner to ensure that contractors working on the site comply with requirements of the Covenants and Restrictions.

These Guidelines and related documents including a sample TVCCE Permit will be posted on the TubacValleyPOA.com website for ready reference (see below). We encourage you to read them carefully. Property owners, builders and real estate agents are all encouraged to contact the Architectural Committee with questions.

A discussion of these Guidelines including your questions and comments will be included at the TVPOA Annual Members meeting to be held Friday, February 10, 2023, at 4:00 pm. We look forward to your participation.

Sincerely,

Steven C. Page

Chair, Architectural Committee

Tubac Valley Property Owners Association