

Cielito Lindo de Tubac

HOA represented by Stellar Property Management, Tammy Censky
8880 E Speedway Blvd. Ste 102. Tucson, AZ 85701
Tel: 520-561-8497, Fax: 520-647-2360, email: tammy@stellarpmlc.com

July 23, 2010: Revised March 22, 2020

Dear Cielito Lindo Homeowners:

After much deliberation and several revisions, the Design Review Committee presented Design Guidelines, Rules, and Regulations to the Board on June 28, 2010 for approval. The Board approved the Guidelines and Rules and Regulations. A paper copy is attached for your use and information.

Please take note of the following:

In some instances, the CC&R's are referenced. If you do not have a copy, please contact Stellar Property Management at the address listed in Appendix B.

Please read pages 1 – 5 carefully. These are the Guidelines we all must live by.

Please note the section on Correction of Violations and the associated fines.

There is an attached sample Design Modification Request. Please note that any and all modifications, including wall art, must be approved in advance by the Design Review Committee.

Plant List. Please try to use approved plants. **DO NOT ASK TO USE PROHIBITED ONES.** Plants not listed are allowed.

Regarding the Clubhouse and Pool: Replacement keys to the pool may be acquired from Stellar Property Mgt for a fee of \$50.00.

Homeowners who rent out: Please notify your rental agent and give them **permission in writing to sign for the key.** Remember, you are ultimately responsible for the use (or abuse) of the key and the pool/clubhouse area.

Remember, use of the Pool and Clubhouse is limited to Cielito Lindo HOA members and their guests. Renters are allowed but must adhere to the Regulations.

Questions should be addressed to Tammy Censky at Stellar Property Management at 520-561-8497 or tammy@stellarpmlc.com.

Thank you.

Cielito Lindo de Tubac Board of Directors

Cielito Lindo de Tubac HOA Design Guidelines and Rules & Regulations

Contents:

- Design Guidelines and Regulations
- Procedures for Correcting Violations to CC&R's and Design Guidelines
- Appendix A - Excerpts from CC&R's: **(Not attached. Please see CC&R's)**
 - Article 1, Section 1.2
 - Article 1, Section 1.9
 - Article 2, Section 2.9
 - Article 8, Section 8.8
 - Article 9, Section 9.1
 - Article 9, Section 9.2
 - Article 9, Section 9.3
 - Article 9, Section 9.9
 - Article 10, Section 10.7

Section 10.7 Parking and Storage of Vehicles.

A. General Rule. Any and all motor vehicles not prohibited by the provisions hereof shall be stored in a garage so as to conceal the same from view from adjoining property or from the street or public way. No vehicles may be parked in the streets, upon the ingress and egress easements created pursuant to Section 8.8 herein, or upon Common Area, unless the Association has designated parking spaces in the Common Area.

B. Recreational and Commercial Vehicles. Parking and/or storing of recreational vehicles, commercial vehicles, motorhomes, campers, trailers, boats and similar vehicles is prohibited on all portions of the Properties, and on any public streets adjacent thereto, except within the confines of an enclosed structure which has been first approved by the Design Review Committee, in its sole and absolute discretion. Such

vehicles may be parked on the parking area of an owner's Lot, but only for short periods of time solely for purposes of loading or unloading.

The foregoing prohibition shall not apply to (1) pick-up trucks with no more than a 3/4 ton capacity with camper shells attached that are no more than seven feet in height as measured from ground level; (2) mini-motorhomes that are no more than seven feet in height and no more than eighteen feet in length; or (3) non-commercial pick-up trucks larger than 3/4 ton capacity that the Design Review Committee finds to be substantially similar in size and appearance to smaller vehicles: so long as any such vehicles are used on a regular and recurring basis for regular transportation and are parked in accordance with the provisions of Section 10 .7A (General Rule).

- Appendix B
Cielito Lindo de Tubac Modifications Request
Addresses of Management Companies
- Appendix C - List of Approved and Prohibited Plants
- Appendix E - Pool Regulations

Design Guidelines and Regulations for Cielito Lindo de Tubac Homeowner's Association

Introduction

The Cielito Lindo de Tubac Covenants, Conditions, Restrictions & Easements [hereafter CC&R's] charge the Design Review Committee with the task of exercising "its best judgment" [Section 9.2], following Design Review Guidelines and Regulations [hereafter Guidelines], to insure that all alterations to the "original scheme" of the Cielito Lindo development be in "harmony with the style of existing structures". The Design Review Committee [hereafter DRC] shall use its "broad discretion", in conjunction with the Guidelines below, to determine "whether or not an alteration or modification is in harmony with the overall scheme of subdivision development." [Section 9.9]

An attached town home community, by its very nature, requires owners to be more aware of the impact of their decisions on neighbors than would be the case in a community of free-standing homes. Guidelines below will assist homeowners in planning any alterations or modifications to their homes or properties that may be visible to others or may adversely affect neighbors or common areas.

In addition, given that Cielito Lindo has a coherent and consistent architectural and aesthetic plan, these Guidelines will ensure that alterations or modifications be in "harmony" with the original scheme, preserving Cielito's distinctive character and fulfilling the mandate of the CC&R's.

Application Procedures

Please note that the Cielito Lindo Guidelines may be more restrictive than the Barrio de Tubac Master Association Guidelines; design changes must conform to both. Beyond these two sets of Guidelines and CC&R's, plans must comply with all applicable county and state zoning and code requirements.

If an alteration requires approval (see below in Guidelines), plans shall be submitted in writing prior to the commencement of construction or installation, using application forms provided for that purpose on the Cielito Lindo website or from Stellar Property Management. Applications will be reviewed first by the Cielito Lindo DRC. When approval is secured from the Cielito Lindo DRC, the applications will then be forwarded to the Barrio de Tubac HOA for approval. Plans will be filed by and with the management companies.

See Appendix B for application forms, management company addresses and phones.

The DRC "shall approve or disapprove all plans within thirty (30) days" after a receipt for the application has been issued. Receipt will be issued in a timely manner, but no more than 7 working days after receipt of application, Approval indicates that the plan conforms to the Guidelines, or that a variance has been allowed. (**See Section 9.3 for further detail.**) No verbal comment by any member of the DRC or Homeowner's Association Board member constitutes formal approval or disapproval. Decisions will be in writing and will normally be sent by U.S. Postal Service, email, or through faxes upon owner request.

An applicant may appeal the decision of the DRC to the full Board of the Cielito Lindo de Tubac Homeowner's Association. An intent to appeal a DRC decision or of any part of that decision shall be communicated in writing within 30 days of the DRC's decision to the President of the Board via the Management Company.

See the (CC&R's) (Article 9) for DRC appointment and composition, powers of enforcement, liability, voting, and other matters.

Guidelines

The guidelines will include, but not be limited to:

- Standards for architectural design and landscaping
- Plant Selection
- Exterior color schemes and materials
- Signage
- Wall design

Note that the CC&R's speak with specificity on some issues:

- For example: expressly prohibit chain link, wire or pipe fencing and exposed concrete block.

The Guidelines should be read along with the CC&R's, especially Article 1, section 1.9 and Article 9

Guidelines below are alphabetized for ease of use.

They are not all-inclusive. Omission of some possible addition to or modification of a home or lot does not signify approval of that addition or modification.

All changes and uses are governed by the same common-sense general guidelines:

- Changes and uses shall be in keeping with the unique style and aesthetic of Cielito Lindo
- They shall not impinge unduly on neighbors or common areas.
- They shall allow all owners to enjoy the peace, quiet and dark skies of Cielito Lindo's beautiful setting
- They shall be sensitive to and comply with all local, state and federal safety and other laws and regulations.

Any owner in doubt about a contemplated change or use should contact the DRC for guidance.

Antennas

As a general rule television, radio, or other electronic towers, aerials, antennae, satellite dishes or devices of any type for the reception or transmission of radio or television or other broadcasts or communications shall be installed or erected on the roof and below the roofline of a home. Installation of a dish or antenna or other device is permitted on the roof and below the roofline. Such installation requires no permission from the DRC.

Any device not on the roof and below the roofline need written DRC approval before the commencement of installation. Some telecommunication devices for some purposes are protected by FCC regulations. Even protected devices, however, shall be approved only if they comply to the maximum extent feasible with DRC Guidelines as to visibility, the style and aesthetics of Cielito Lindo, and adverse effects on neighbors. The DRC shall consider such applications as quickly as possible and shall strive to render a decision within seven (7) working days.

For any device wires and cables shall be securely attached to the dwelling or buried underground on a lot. Wires shall be painted to match the dwelling where attached. Common areas may not be used for devices, wires, or cables.

Chimneys

Chimneys shall be constructed of the same material, texture, and color as that of the home. Exposed flues are prohibited.

Decorative Items

Holiday and seasonal flags and decorations: Decorative, holiday, and seasonal flags and decorations are considered by these Guidelines to be temporary and shall be displayed

for no more than sixty (60) days. Flags and decorations shall be maintained in good condition. The DRC may regulate size, quantity, location, color, appropriateness or condition of flags or decorations and may require removal of a flag, or flags, and decorations.

Decorative art on houses is also subject to approval from the DRC with regard to size, quantity, location, color, appropriateness and condition. Given the virtually infinite range of possibilities, the DRC suggests that owners seek guidance before installation.

Water features, statuary, and large art pieces are generally permissible only within lot walls and only if they are not visible by others and are limited by considerations suggested above. Owners may seek guidance from the DRC. Water features should be treated to prevent the growth of mosquitoes and bacteria.

The following items do not require DRC approval: Patio furniture, tables, chairs, lounges and umbrellas, flowerpots, bird feeders on the patio, grills on the patio, fire pits and chimineas on the patio.

Heating Cooling Systems

Except for normal repair and replacement of original systems with comparable systems, major changes or additions to heating/cooling systems require written DRC approval.

Landscaping

All planting outside of a homeowner's walls, whether planted by developer, builder, or homeowner is thereafter in the "common area" as defined by the CC&R's and will be maintained by the HOA. For this reason, homeowners shall adhere to the prohibited/permitted plants list. **[See Appendix B]** Plantings shall conform closely to the overall southwestern desert style of Cielito Lindo and to commonsense water conservation measures. Any significant landscaping changes or additions outside of the homeowner's walls shall be submitted in writing for approval prior to planting.

Homeowners shall not rearrange or adjust common area irrigation lines. If a line or valve is malfunctioning, the owner should contact the landscaping chair or another member of the HOA Board. No grass or artificial turf is allowed. Rock ground cover shall be of an 'earth' tone and not any bright color.

The homeowner is responsible for maintaining patios and grounds in an attractive, weed-free, and trash-free condition. All planting shall conform to the plant list as noted above. Stacks of wood and debris, even if used for chimineas or fires, are strongly discouraged since they draw rodents and snakes.

Homeowners retain responsibility when renting to others. As in other cases of "failure to maintain", the HOA Board, after sufficient notice to the owner of a problem, may rectify the situation and bill the owner for costs.

Lighting

Low wattage (40 watts or less), yellow, bug lights are required in outdoor fixtures. This type of lighting allows all of us to enjoy the desert night skies and conforms to the Arizona-wide "dark skies" initiative. Brighter lights than the above shall be used only to light a dinner or party and shall not be used regularly, on a timer, or when owners are absent. Spotlights or security lights and motion detectors that violate these guidelines require written approval of the DRC. All lighting should, as far as possible, not light a neighbor's home, patio, or immediately surrounding common area. Decorative ground lighting shall be low-profile, low-voltage, shielded, directed downward within a limited radius, and preferably yellow. If garage windows are not covered, interior garage lights should never be left on all night or when owner is not present.

Maintenance

**Maintenance responsibilities are divided between the homeowner and the HOA. Please see the Summary of Maintenance Responsibilities below:

Summary of Maintenance Responsibilities

<u>MAINTENANCE ITEM</u>	<u>HOMEOWNER RESPONSIBILITY</u>	<u>HOA RESPONSIBILITY</u>	<u>REQUIRES DRCAPPROVAL</u>
Common Areas (maintenance of)		X	
Driveways & Entry Sidewalks	X		(modifications/painting)
Dwelling Unit	X		(All exterior modifications)
Lighting - on exterior of unit	X		(fixture changes/additions)
Landscaping - inside private patios & courtyards (*see landscape guidelines)	X		
Landscaping - outside the private patio		X	(additions/changes)
Painting - exterior surfaces of dwelling units (*see painting policy)		X	(change of color)
Patio Walls -exterior perimeter		X	(change of color)
Patio Walls - interior perimeter visible from neighbor's property	X		X
Roads, Path, Easements		X	
Roof	X		
Solar Devices	X		X
Visible from Neighboring Unit (anything)	X		X

References Regarding Maintenance

CC&R's:

*Article 2

Section 2.5A

Section 2.6B

*Article 3

Section 3.1 A-d

Section 3.2

*Article 8

Section 8.8

*Article 10

Section 10.20

*Reserve Study

Definitions 5B

*Approved 10/26/2015 as addition to Design Guidelines

Painting

The Cielito Lindo Homeowner's Association paints the exteriors of all homes, generally in conformity with the original color schemes and regulations. If some variation from the "overall scheme" is desired, written approval is required from the DRC.

Parking

See Article 8, Section 8.8, and Article 10, section 10.7

Patio Covers

All proposed patio cover changes or additions shall be submitted for review to the DRC. As is usual consideration will be given to the cover's conformity to the "overall scheme" of Cielito Lindo.

Playground and Recreational Equipment

Permanent playground and/or recreation equipment requires written approval from the DRC before installation or use. Temporary equipment shall be removed after use to a place in the owner's home or garage not visible to other owners. Basketball backboards and other large equipment shall not be placed in a street at any time. Users of equipment shall be sensitive to issues of noise, time of day, and the potential to disturb other homeowner's enjoyment of their homes and patios.

Pool

Please refer to Cielito Lindo de Tubac Rules and Regulations for Pool Use (attachment).

Pool is heated to 80 degrees from October 10-31; 82 degrees from November 1 to

March 31; and 80 degrees from April 1 until April 31st.

Hot Tub is heated to 102 degrees year around.

Sanitation

No garbage or trash for commercial pickup shall be placed on any lot or parcel or driveway except in tightly covered containers meeting county specifications. Ordinary plastic garbage bags are expressly prohibited since animals may easily tear these and scatter garbage and trash. Containers must be stored out of sight. Containers may be placed out for pickup no more than twelve (12) hours prior to pick up time and must be removed as soon as possible or no more than 12 hours after pickup. It is the owner's responsibility to clean up after trash/garbage pickup, including trash or garbage that may be blown by wind or moved by animals into the property of others, common areas, or streets. As a general rule, it is not the task of HOA landscapers to police trash and garbage spill.

Security lighting

See Lighting

Security Screens doors/sunscreens

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed without DRC review.

Wrought iron security/screen doors require DRC approval in advance of installation. Silver-colored aluminum screen/security and/or wire screen mesh doors are expressly prohibited. If there exists an unusual and/or pressing need for a security or screen door of one of these types, DRC approval shall be sought prior to installation.

Other types of doors, including retractable screen/security doors, shall be submitted for DRC review prior to installation. Generally, any such door shall be of a color and material consistent with the Cielito Lindo overall scheme and with the color scheme of the home.

Signs

No signs shall be displayed on any lot except the following:

1. Signs required by legal proceedings;
2. A maximum of two residential identification signs, not to exceed twelve inches by twelve inches, in good condition and in a style conforming to the overall aesthetic of the community.
3. Security signs. These signs must be located a maximum distance of two feet from the front of the home or wall.
4. Signs as may be required by A.R.S. 33-1808, which includes political signs. One (1) political sign with maximum dimensions of 24 inches by 24 inches is allowed. Election signs shall not be displayed more than 45 days before an election and 7 days after.
5. Signs, as approved by HB2345 regarding Open House and For Sale signs, Open House Hours, and For Lease and Open House signs for Rental Properties. No signs except those listed in this section and HOA Board approved notice signs shall be placed within the boundaries of Cielito Lindo.

Solar Panels and Equipment

Roof mounted solar equipment, excluding the solar panels themselves, shall match home colors and materials as far as feasible. Panels shall be an integrated part of the roof design, mounted directly to the roof plane. Solar units shall not break the roof ridgeline and visibility shall be minimized. Unit proposals in total shall be submitted for review to the DRC. The DRC may require them to be screened from public view.

Spa

Spas require written approval of the DRC prior to commencement of installation. If approval is given, and should it be necessary to remove a portion of the surrounding wall for spa installation, wall repairs must be completed in a timely fashion, and in a manner conforming to the original walls. All spa equipment must be screened from view. Spas must meet all local and state safety and sanitation requirements. Use of a spa shall be governed by the same noise and nuisance restrictions as any activity with the potential to affect neighbors. Spa users shall be particularly sensitive to late evening and early morning noise issues, and to quiet hours restrictions.

Storage units

Permanent, fixed outdoor storage or utility units are expressly prohibited. Temporary, removable units require DRC approval prior to installation. Units shall be low, generally not visible by others outside the walls, below the owner's yard walls, and of an earth-tone color.

Walls

As a general rule, wall styles and color and wall height are governed by the original scheme and style of Cielito Lindo. Any changes or modifications to original walls require written DRC approval before the commencement of construction or change. Repairs to walls shall conform to the original style

Windows

Permanent draperies or suitable window treatments shall be installed on all street-facing windows. No reflective materials, including but not limited to, aluminum foil, reflective screen or glass, or mirrors or similar types of materials shall be installed or placed on the outside or inside of any windows. No awnings are permitted.

Garage windows are an exception to this rule provided that garage lights are turned off at night and/or when not needed. Under no circumstance shall garage lights be left burning when owners are not present.

Procedures for Correcting Violations to Cielito Lindo de Tubac HOA Design Guidelines and Rules and Regulations

In a perfect world, no one would ever receive a letter stating that they are in violation of HOA Design Guidelines and Rules & Regulations (DG®S). However, things get out of hand and the Design Review Committee (DRC) is tasked with the job of enforcing the DG®S.

Upon notification to the DRC of a violation, the following steps will be followed:

- Verification of violation by two (2) Design Review Committee members
- Letter sent to Homeowner outlining the violation and requesting correction within:
 - 7 days if deemed minor
 - 14 days if deemed major
- If no reply or correction within required period, 2nd letter sent.
- If no reply or correction after an additional 14 days, letter will be sent stating that Homeowner is invited to a hearing at which time the Board will determine the penalties and fines to be assessed as per the following schedule:

Minor violations: Weeds, trash, lighting, noise, animal complaints:

\$ 25.00 per day until corrected for 1st 8 days.

\$ 50.00 per day thereafter until corrected

Maximum fine per violation \$ 500.00

Major violations: Parking, decorative items (large), prohibited landscape material, signage, storage sheds, window treatments, unapproved exterior paint colors:

Double fines as shown above (\$50.00 and \$ 100.00)

Maximum fine per violation \$ 1,000.00

If Homeowner replies to notification and indicates that violation will be corrected within a reasonable period, fines will cease to accrue. If not corrected within agreed upon period, fines will be assessed from initial onset of fines, as if fines had not been suspended.

Note: If violations are not corrected, the HOA has the right to rectify the situation and bill the cost to the Homeowner. This is permitted under "Failure to Maintain" clause. (CC&R's: Section 3.1-E)

Misuse of Pool Area: Repeated violation of Pool Rules will result in loss of use of Pool, Spa and Clubhouse for 60 days. This includes noise, leaving trash, disconnecting pool sweep, presence of glass or other restricted items, unauthorized use by others, unsupervised minors in area, animals in area.

Other violations as listed in CC&Rs and DG®S will be determined on a case-by-case basis

Any violation can be appealed to the full HOA Board for mitigation. However, if the HOA Board declines to hear the case, the fines stand and will be added to the Homeowner's account, subject to interest. If not paid, they will be collected at time of sale, with accrued interest (5 % per annum)

Appendix B

Cielito Lindo de Tubac Modification Request See attached

Addresses:

Cielito Lindo de Tubac HOA

Tammy Censky
Stellar Property Management, LLC
P.O. Box 18108
Tucson, AZ 85731

520-561-8497
520-647-2360 fax

tammy@stellarpmlc.com

Barrio de Tubac HOA

C/O Platinum Management
310 S Williams Boulevard
Suite #135
Tucson, AZ 85711

520-623-2324
520-722-5939 fax

Cielito Lindo de Tubac Homeowners Association

Stellar Property Mgt, 8880 E Speedway Blvd. Tucson,
AZ 85710. Tammy @stellarpmlc.com

DESIGN MODIFICATION REQUEST

Date: _____

Owner:	Home phone:	Other phone:
Address:		Lot #:
Description of modification: (Attach additional sheets as needed for blueprints, sketches, specifications, illustrations, colors and type of material.)		
Contractor's name, address and phone number:		
Materials:		
Colors (samples required):		
Dimensions of structure (width, height, length, etc):		
Estimated completion date: _____		
Association Use Only:		
Date:	Approved: <input type="checkbox"/> Denied: <input type="checkbox"/>	By Cielito Lindo Design Review Committee:
Date:	Approved: <input type="checkbox"/> Denied: <input type="checkbox"/>	By Barrio Master Association:
Date:	Approved: <input type="checkbox"/> Denied: <input type="checkbox"/>	Sign Off After Inspections During Construction and @ Completion - By Cielito Lindo DRC:
Contingencies that apply for approval:		
Reason for Denial:		

**Cielito Lindo de Tubac Homeowners Association
DESIGN MODIFICATION REQUEST**

Page Two

Please provide complete details of the intended modification and any other information requested. An accurate drawing of the intended modification, depicting both the modification itself and its location on the lot, must be attached and submitted as part of your request.

Prior to review by the Design Review Committee, please sign below to verify the following:

1. The homeowner dues for this lot are current.
2. The owner of this lot owes no liens, fees, or fines to the association.
3. It is understood and agreed:
 - a. The original application and attachments shall be retained by the association.
 - b. The Design Review Committee has 30 days in which to respond to this request.
 - c. **No work on this request shall commence until the owner has received written approval by the committee AND from the Master Association.**
 - d. The owner is to comply with all applicable county and state codes and to obtain all necessary permits.
 - e. Homeowner is responsible for correcting any damage caused to common areas, street or sidewalks. Material must be stored on homeowner's property, and access over common areas is not permitted.
 - f. It is highly recommended that the homeowner obtain written approval of neighbors if the improvement will visually impact the neighbors (i.e., patio walls, additions, patio enclosures, structures extending above patio walls). However, the neighbors' approval or disapproval need not be considered by the committee.
 - g. **Alterations or modifications of any existing party wall require prior written consent of adjacent lot owner (s).**
 - h. **The Design Review Committee must inspect the work during construction and at completion, then sign off on the project.**
 - i. You have 120 days from the date of this approval to complete your modification. In the event work cannot be completed within this time frame, please submit a written request for an extension.
4. Additional requirements: All trees must be properly trimmed and maintained; all plants must be on the Cielito Lindo de Tubac (CLHOA) approved plant lists (Oleanders and palm trees are not permitted in CLHOA); all wood must be termite treated; all window film must be non - reflective; all structural changes require "as-built" plans upon completion of project and; all material must match existing material in color, style and architecture.

Owner's Signature _____

Date _____

Adjacent Lot Owner(s) - if applicable _____

Date _____

Mail, email or fax to:

**Cielito Lindo de Tubac HOA
Stellar Property Mgt.
8880 E. Speedway Blvd.
Ste 102
Tucson, AZ 85710**

Tel: 520-561-8497, FAX: 520-647-2360

Email: tammy@stellarpmlc.com

Introduction

With Southern Arizona's warm climate and enough water, it is possible to grow many plants that one could also grow in Los Angeles, Southern France, or Sydney, Australia. Although these exotics may grow in Tubac, we feel strongly that a Sonoran desert plant palette should dominate our landscapes. These landscape designs should draw on the wealth of Sonoran desert plants, as well as near-native and adapted plants to create a place with desert character, rather than imposing a "tropical paradise" theme on the land. Our hope is this: if you were magically whisked around the world and set down in Tubac, you could tell what part of the world you were in just by looking at the vegetation. You could say, "Of course, I'm in the Sonoran desert." In short, our landscapes should help create a "sense of place" unique to their desert setting. Of course, these Sonoran style landscapes will also conserve water-naturally.

Key to Symbols

A	Accent Plan
C	Cactus
F	Flower
Gc	Groundcover
S	Shrub
Sc	Succulent (other than cacti)
T	Tree
V	Vine

Habitat Type

1. Upland Habitat Dry Wash - Use throughout the site including residential landscapes.
2. Dry Riparian Wash - Use throughout the site including residential landscapes.
3. Wet Riparian Wash - Use only in retention/detention areas or where there is a surplus of reclaimed water.
4. Desert Aquatic - Use only in water saturated soils or shallow open water.

Prohibited List

T	<i>Cupressus sempervirens</i>	Italian Cypress	Skyline Tree	All Areas
T	<i>Juniperus spp.</i>	Junipers	Non-Desert Character	Front Lot.
S	<i>Baccharis sarothroides</i>	Desert Broom	Allergenic	All Areas

T	<i>Elaeagnus angustifolia</i>	Russian Olive	Invasive	All Areas
T	<i>Eucalyptus</i>	Eucalyptus	Skyline Tree	Species with a mature height over 35'
				All Areas
T	<i>Morus spp.</i>	Mulberry	Allergenic	All Areas
T	<i>Olea europa</i> (except Swan Hill and Wilson cultivars)	European Olive	Allergenic	All Areas
T	<i>Parkinsonia aculeata</i>	Mexican Palo Verde	Invasive (heaves walls)	All Areas
S	<i>Pennisetum setaceum</i>	Fountain Grass	Invasive	All Areas
T	<i>Pinus spp.</i> (including <i>Pinus halepensis</i> , <i>Pinus eldarica</i> , <i>Pinus canariensis</i>)	Pines (including Aleppo Pine, Afghan Pine, and Canary Island Pine)	Skyline Tree	All Areas
T	<i>Tamarix spp.</i>	Tamarisk, Salt Cedar	Invasive	All Areas

Recommended Native Accent Plants

Botanical Name	Common Name	Habitat Type
<i>Agave americana</i>	Century Plant	1
<i>Agave huachuchensis</i>	Huachuca Agave	1
<i>Agave murpheyi</i>	Hohokam Agave	1
<i>Agave pa/meri</i>	Palmer's Agave	1
<i>Agave parryi</i>	Parry's Agave	1
<i>Agave schottii</i>	Arnole	1
<i>Dasyilirion whee/erii</i>	Desert Spoon	2
<i>Fouquieria splendens</i>	Ocotillo	1

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Recommended Native-Cacti

Botanical Name	Common Name	Habitat Type
<i>Carnegiea gigantea</i>	Saguaro	1

<i>Coryphantha vivipara</i>	Beehive Cactus	1
<i>Echinocereus engelmannii</i>	Common Hedgehog Cactus, Strawberry Cactus	1
<i>Echinocereus pectinatus</i>	Hedgehog, Strawberry Cactus	1
<i>Ferocactus acanthodes</i>	Barrel Cactus	1
<i>Ferocactus wislizeni</i>	Fishhook Barrel Cactus	1
<i>Mammillaria microcarpa</i>	Fishhook Cactus	1
<i>Opuntia acanthocarpa</i>	Buckhorn Cholla	1
<i>Opuntia arbuscula</i>	Pencil Cholla	1
<i>Opuntia bigelovii</i>	Teddy Bear Cholla	1
<i>Opuntia fulgida</i>	Jumping Cholla	1
<i>Opuntia Jeptocau/is</i>	Christmas Cholla	1
<i>Opuntia phaeacantha discata</i>	Englemann's Prickly Pear	1
<i>Opuntia santa rita</i>	Santa Rita Prickly Pear	1
<i>Opuntia versico/or</i>	Staghorn Cholla	1

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Recommended Native Flowers

Botanical Name	Common Name	Habitat Type
<i>Abronia vil/osa</i>	Sand Verbena	1
<i>Aquilegia chrysantha</i>	Golden Columbine	2,3
<i>Argemone platyceras</i>	Prickly Poppy	1,2
<i>Bahia absinthifolia</i>	Desert Daisy	2
<i>Baileya multiradiata</i>	Desert Marigold	1
<i>Ca/yophus serrulatus</i>	Dwarf Sundrops	2
<i>Cassia covesii</i>	Desert Senna	1,2
<i>Cassia wislizenii</i>	Shrubby Cassia	1,2
<i>Datura Wrightii</i>	Sacred Datura	1,2,3
<i>Diche/ostemma pulchel/um</i>	Bluedicks	1,2
<i>Dyssodia pentachaeta</i>	Dyssodia	1
<i>Erigeron divergens</i>	Spreading fleabane	1
<i>Eschscholtzia californica</i>	California Poppy	1,2
<i>Eschscholtzia mexicana</i>	Mexican Poppy	1,2

<i>Justicia sonora</i>	Sonoran Justicia	1,2
<i>Lupinus arizonicus</i>	Lupine	1,2
<i>Lupinus sparsiflorus</i>	Desert Lupine	3
<i>Mimulus cardinalis</i>	Cardinal Monkey Flower	4
<i>Mimulus guttatus</i>	Yellow Monkey Flower	4
<i>Oenothera caespitosa</i>	Tufted Evening Primrose	1,2
<i>Penstemon parryi</i>	Parry's Penstemon	1,2
<i>Penstemon pseudospectabilis</i>	Beard Tongue	1
<i>Penstemon subulatus</i>	Beard Tongue	1
<i>Phacelia campanularia</i>	Desert Bluebells	1,2
<i>Psi/ostrophe cooperi</i>	Paperdaisy	2,3
<i>Sphaera/cea ambigua</i>	Globe-Mallow	1,2
<i>Zinnia acerosa</i>	Desert Zinnia	1
<i>Zinnia grandiflora</i>	Little Golden Zinnia	1

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Recommended Native Groundcovers and Accent Grasses

BotanicalName	Common Name	Habitat Type
<i>Ericameria /arissifolia</i>	Turpentine Bush	1
<i>Aplopappus tenuisectus</i>	Burro Weed	1
<i>Aristida purpurea</i>	Purple Three Awn	1,2,3
<i>Boute/oua curtispindula</i>	Sideoats Grama	2,3
<i>Bouteloua gracilis</i>	Blue Grama	2,3
<i>Clematis ligusticifolia</i>	Clematis, Virgen's Bower	2,3
<i>Dyssodia acerosa</i>	Shrubby Dogweed	1,2
<i>Eriogonum fasciculatum var. poliofoium</i>	California Buckwheat	1
<i>Melampodium Jeucanthum</i>	Blackfoot Paisy	1
<i>Muh/enbergia capi/aris</i>	Regal Mist Grass	2,3
<i>Muhlenbergia rigens</i>	Deer Grass	2,3
<i>Verbena gooddingii</i>	Gooding's Verbena	1
<i>Vitis arizonica</i>	Arizona Grape	3

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Recommended Vines

Botanical Name	Common Name	Habitat Type
<i>Campsis radicans</i>	Trumpet Creeper	1,2,3
<i>Cissus incisa (C.trifoliata)</i>	Desert Grape Ivy	1
<i>Lonicera sempervirens</i>	Scarlet Honeysuckle	2,3
<i>Passiflora foetida</i>	Native Passion Vine	1,2

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Recommended Shrubs

Botanical Name	Common Name	Habitat Type
<i>Aloysia lycioides</i>	Bee Bush	1
<i>Anisacanthus thurberi</i>	Desert Honeysuckle	2
<i>Asclepias subulata</i>	Desert Milkweed	1
<i>Berberis haematocarpa</i>	Red Barberry	2,3
<i>Calliandra eriophylla</i>	Fairy Duster, False Mesquite	1
<i>Celtis Pa/lida</i>	Spiny or Desert Hackberry	1
<i>Coursetia g/andu/osa</i>	Coursetia	1,2,3
<i>Chrysothamus nauseosis</i>	Rabbitbrush	1,2
<i>Dalea pulchra</i>	Indigo Bush	1
<i>Dodenaea viscosa</i>	Hop Bush	1
<i>Ephedra nevadensis</i>	Mormon Tea	1,2
<i>Ericameria /aricifolia</i>	Turpentine Bush	1
<i>Eysenhardtia orthocarpa</i>	Kidneywood	2
<i>Fallugia Paradoxa</i>	Apache Plume	2,3
<i>Hyptis emoryi</i>	Desert lavender	1
<i>Jatropha cardiophylla</i>	Limberbush	1
<i>Larrea tridentata</i>	Creosote Bush	1
<i>Lotus rigidus</i>	Desert Rock Pea	1
<i>Lycium fremontii</i>	Wolfberry	1
<i>Mimosa biuncifera</i>	Catclaw, Wait-a-minute Bush	2
<i>Mimosa dysocarpa</i>	Velvet Pod Mimosa	2
<i>Salazaria mexicana</i>	Paper-Bag Bush	1,2
<i>Senecio douglasii</i>	Threadleaf Groundsel	1
<i>Simmondsia chinensis</i>	Jobba, Goat Nut	1

<i>Trixis californica</i>	Trixis	2
<i>Vauquelinia californica</i>	Arizona Rosewood	2
<i>Viguiera deltoidea</i>	Golden-eye	1
<i>Yucca elata</i>	Soapstone Yucca	1,2
<i>Zizyphus obtusifolia</i>	Graythorn	1,2,3

Recommended Native Trees

BotanicalName	Common Name	Habitat Type
<i>Acacia constricta</i>	Whitethorn Acacia	1,2
<i>Acacia greggii</i>	Southwestern Sweet Acacia, Catclaw Acacia	1,2
<i>Canotia ha/ocantha</i>	Crucifixion Thorn	1,2
<i>Ce/tis reticulata (C.doug/asii, C.tat/)</i>	Netleaf or Western Hackberry	2,3
<i>Cercidium floridum</i>	Blue Palo Verde	1,2
<i>Cercidium microphyllum</i>	Foothill or Littleleaf Palo Verde	1
<i>Chi/apsis /inearis</i>	Desert Willow	2,3
<i>Fraxinus velut;na var. g/abra</i>	Arizona Ash	2,3 *For planting in Public Areas only
<i>Fraxinus greggii</i>	Little leaf Ash	1
<i>Platanus racemosa var. wrightii</i>	Arizona Sycamore	2,3 *For planting in public areas only
<i>Popufus fremontii</i>	Freemont Cottonwood	2,3 *For planting in public areas only
<i>Prosopis glandu/osa</i>	Texas Honey Mesquite	1,2,3
<i>Prosopis. velvutina</i>	Velvet mesquite	1,2,3
<i>Prosopis pubescens</i>	Screwbean mesquite	1,2,3
<i>Quercus fusiliformis</i>	Escarpment Live Oak	2

<i>Quercus oblongifolia</i>	Mexican Blue Oak	2
<i>Quercus polymorpha</i>	Monterey Oak	2
<i>Quercus virginiana</i>	Southern Live Oak	2,3
<i>Sophora secundiflora</i>	Texas Mt. Laurel	2,3

Cielito Lindo de Tubac

Stellar Property Mgt.
8880 E. Speedway Blvd, Ste 102
Tucson, AZ 85710
Tel: 520-561-8497, Fax: 2360
Email: tammy@stellarpmlc.com

RULES & REGULATIONS FOR POOL USE

USE OF THE POOL is limited to Cielito Lindo HOA members and their guests. Members must be present when guests are at the pool and shall be responsible for any damages done to the facilities by themselves and/or their guests.

KEYS are to be carried at all times when in the pool area. Loss of key will incur a replacement fee of \$50.00.

CHILDREN UNDER 17 years of age must be accompanied by an adult.

CHILDREN 12 AND UNDER are not allowed in the spa.

POOL "WHISPER HOURS" are from 9 P.M. to 9 A.M.

SWIMSUITS ARE REQUIRED. Infants and others who wear diapers or similar coverings must wear pool-safe diapers.

AFTER APPLYING TANNING LOTIONS OR OIL, please shower before entering the pool or spa.

PETS are not allowed inside the fenced pool area.

"WATER CANNONS" OR SIMILAR DEVICES are not allowed at or in the pool.

DIVING, RUNNING OR JUMPING is not allowed.

GLASS is not allowed anywhere in or around the pool area. This includes beer and pop bottles.

SMOKING is prohibited.

SPA COVER, please replace the cover. We don't want to make the utility company any richer than they are.

"Hazel", **THE POOL CLEANER MUST BE LEFT PLUGGED IN AND LEFT IN THE POOL AT ALL TIMES.** Unplugging "her" affects the flow of water through the filtering and heating equipment, causing burnout problems....expensive to fix.

CLEAN UP AFTER ANY GATHERINGS AND TAKE TRASH HOME WITH YOU. We do not have trash pick-up.

BATHROOM LIGHTS AND DOORS. Please be sure lights are off and doors shut. We don't want "visitors" – 2 or 4 or many-footed – in there.

GATES are to be closed and locked at all times. They should never be propped open.

I (We) have read and understand: 1) the pool rules and agree to abide by them. 2) that violations may lead to suspension of pool privileges. 3) the key and ID tag are my (our) responsibility and 4) loss of either will cost \$50.00 to replace.

Key received on _____ for Lot # _____

Signature of Homeowner(s) _____
or designated Proxy

Cielito Lindo de Tubac Homeowners Association

CONTRACTOR'S HIRING POLICY

The Cielito Lindo De Tubac HOA Board of Directors adopted the following policy on **November 23, 2015**, pertaining to the hiring of licensed contractors to perform work within the community:

To use a licensed and insured contractor for any job that would exceed \$1,000.00, with a minimum insurance coverage requirement of \$300,000.00.