

Remedy for Hazardous Conditions within Cielito Lindo de Tubac
Approved by the Board of Directors on 11/24/14
Approved verbally by Dick Lockwood & Gary Brasher 12/2014

A. Standard Design for Steps on East Side of Community

- As the slope behind the homes along Calle Barrio de Tubac, part of Calle Diego Rivera, and around the pool is steep and therefore hazardous,
- As homeowners have back gates giving access to the Anza Trail, Calle Diego Rivera, and the pool,
- As other homeowners and guests access the Anza Trail by walking between buildings along Calle Barrio de Tubac
- As homeowners are prohibited from putting installations on Common Property

The Design Guidelines and Procedures is modified to include:

Homeowners along Calle Barrio de Tubac, the north end of Calle Diego Rivera, and who back up to the pool area who wish to have steps installed from their back gates, down the slope giving access to the Anza Trail may apply to the Design Review Committee (DRC) to have steps installed. The steps will be funded and maintained by the homeowner and must conform to one of three (3) standard designs:

1. Railroad tie risers with gravel treads (photo example 1)
2. Railroad tie risers and treads (photo example 2)
3. Rock risers and flagstone treads (photo example 3)

Upon approval from DRC, DRC will arrange to have the steps installed and will supervise the installation.

Caution: Homeowners should be careful:

- a. Not to get stuck in the ditch between Cielito Lindo and Baca Float properties. When wet it becomes saturated and very muddy.
- b. That their homeowners insurance has liability coverage



Example 1: Railroad tie risers with gravel treads



Example 2: Railroad tie risers and treads



Example 3: Rock risers, Flagstone treads

B. Standard Design for Bridges Across Flood Control Ditch Along Calle Acequia

- As the depth of the flood control ditch along Calle Acequia combined with the large size of the rip rap stabilizing the ditch create hazardous walking conditions
- As homeowners along Calle Acequia have back gates giving them access to Anza Park across the street and must cross the flood control ditch in order to get to the Park
- As other homeowners and guests also must cross the flood control ditch in order to access both homes and the park
- As Calle Acequia is significantly higher than the elevation of the floor grade of the homes situated along Acequia
- As the developers through Platinum Management installed the flood control ditch to avert damage to the homes along Calle Acequia
- As modifying the depth and breadth of the flood control ditch obstructs the drainage capacity of the ditch thus allowing flooding to occur into the patios and foundations of the buildings along Acequia

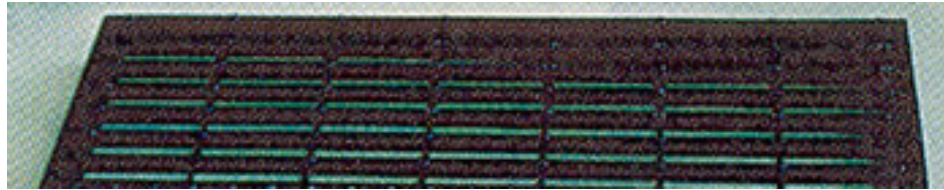
The Design Guidelines and Procedures is modified to include the following:

Homeowners along Calle Acequia who wish to have a grate installed outside their back gates across the flood control ditch giving access to the Anza Park may apply to the Design Review Committee (DRC) to have a grate installed. The grate will be funded by the homeowner and be of a standard design:

1. Dimensions will be two to three feet wide, 1 and 1/8 inches deep and the appropriate length to span the ditch
2. Material will be steel bar grating, color to be determined
3. The grate will be laid on grade across the ditch and secured.
4. The landscaping gravel between the homeowners' privacy wall and Calle Acequia shall not be modified in any way.

Upon approval from DRC, DRC will arrange to have the steps installed and will supervise the installation. The grate will be kept free of debris at all times. It may be removed and stored by the homeowner during the months the home is unoccupied.

NOTE: The flood control ditch along Calle Acequia was surveyed, engineered and installed by the Master Association as the remedy for occasions when Arizona monsoon rains create flooding into homeowner's yards. It may not be modified in any way. Concerns should be addressed to Platinum Management.



Example: Steel Bar Grating:
Painted or Rusted
\$100-\$150 each