

Architectural Committee Report---Steven Morris, Chair, Architectural Committee

Item #1: Projects Currently In Progress and Completed in the TVCCE

On Circulo de Prado a new house on the far west side is about one-third of the way done.

On Circulo de Anza a new house on the far east side of the curved/circulo side is just coming out of the ground.

There have been a few small remodels started and finished since the last Board Meeting. Most of these were not readily visible from street-side view and most all have been finished.

There was a few gates, and a small front wall to complete a front entrance entry courtyard.

There are approximately five Solar Installations that have been recently completed or are in the process of being installed.

There were only two Exterior Inspection requests for two existing houses up for sale and just three Exterior Inspections for three vacant lots that were for sale.

Exterior Inspections are done by Members of the Architectural Committee for existing residences and vacant lots as a part of the Real Estate Package that is prepared by Tracy Johnson, our Administrative Secretary prior to the close of a Real Estate transaction.

The inspections focus on the exterior of the building, the exterior of the walled courtyards, the exterior of the walled backyards if these structures occur on the lot.

We do not go inside the courtyards of the residence or the residence itself or any garages or casitas.

These Exterior Inspections are distributed to the Buyer, Seller, and Real Estate Agents for information on any exiting violations of the TVCCE C&R's prior to the close of the sale.

Item #2: Recent Revision of Section #3 of the Construction Guidelines. See website.

Section #3 was revised and rewritten to correct and improve on the process of when a project is ready for the Approval Review by the Supervising Architect, and that the project is appropriately categorized as a New Build Residence, a Remodel, Small Project, Landscaping, or Solar Installation and the appropriate Review Fee applied.

Upon receipt of payment of the fee, the Supervising Architect will review the Project Drawings for Approval/Disapproval, or request for adjustment to be in compliance the C&R's and obtain Final Approval.

Item #2: Lot #92---9 Calle Diaz

The Architectural Committee and the Tubac Property Owners HOA obtained a Default Judgement on this property and the contractor owner who held title at that time. This was shared with the Board of Directors and Members of the community at the last Board Meeting.

Since that time, the, how should I say, the real owners have taken the lead position, dismissed their prior contractor and have obtained title.

A team consisting of Supervising Architect Arturo Coppola, President Torry Johnson, Steve Page, and myself have been in discussion and negotiations with the real owners as to what needs to be done before any further construction commences.

There are issues with the building, there is the requirement for a detailed grading plan for the front area to adequately deliver automobiles to the garage entrance and the requirement of some sort of landscaping plan incorporated in there also. There are also other requirements that I will not detail at this time.

That's the short version and really all I think appropriate to share publicly until further developments.