



Aliso Springs Property Owners Association, Inc.
POB 1283, Tubac, AZ 85646 | Phone: 520-261-3866

Architectural Committee 2023 Project Packet

Mission Statement

“provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties and structural soundness of building and their appurtenances constructed at GT Ranches.”

Background

Aliso Springs Property Owners Association began as GT Ranches Estates in 1975. TIRSO TRUJILLO, ESPIRIDION TRUJILLO, AMELINA TRUJILLO VALDENEGRO, ABRAHAM TRUJILLO, JUAN de DIOS TRUJILLO, JOSEFINA TRUJILLO JOHNSON, AND GUADALUPE T. TRUJILLO were the first seven owners. At that time, the Trujillo's also established the GT Ranch Estates [Deed Restrictions](#).

On February 11, 1993, the Aliso Springs Property Owners Association (ASPOA) was established partially to handle the sale of parcels within each of the seven ranches. Along with the establishment of ASPOA came three committees: Architectural Review, Roads, and Water. The Road and Water Committees serve the membership managing and maintaining our road and water infrastructures. The Architectural Committee (AC) was established in the [Deed Restrictions](#). The Water Committee was dissolved July 2021 when the Trujillo Trail Domestic Water Improvement District was formed.

It is the responsibility of the AC to ensure that all buildings, structures, roofs, walls, fences, and landscape comply with the Deed Restrictions and are in harmony with the ASPOA community. If you are constructing *anything* on your parcel, please visit the ASPOA website under [Architecture](#) for information. The AC is responsible for maintaining the aesthetic of our community which helps preserve the value of our Association properties.

How to Submit a Request for AC Review

Plans and specifications for all Buildings, structures, roofs, walls, fences, and landscape must be submitted to the AC for written approval-prior to the commencement of construction. Remember, some AC fees and requirements will not apply to all projects. To encourage residents to be good neighbors and to screen unsightly equipment in their yards, fees or bonds may be waived for any project intended solely to correct past non-compliance at the discretion of the AC.

Prior to submitting design documents, please review the deed restrictions and this AC Packet; specifically [Exhibit 1](#) for common project issues and [Exhibit 2](#) for Bond and Fee schedules. Approval of the AC for any project does not represent or guarantee approval from Santa Cruz County. Proper Santa Cruz County permits must be obtained.

When you begin to plan your project, complete the appropriate Owner Project Request Form, found on the members website, send the signed form and bond payment (PayPal not accepted) to ASPOA POB 1283, Tubac, AZ 85646. Once received, the AC will review the project, and if in compliance with the Deed Restrictions and AC policies, standards, and requirements will return a signed copy of the sign off sheet with the ok to proceed. **Allow 30 days for plan review which considers any necessary resubmittals.** Thank You, archcmte@alisosprings.org.

Exhibit 1

This information is intended to highlight certain sections of the deed restrictions and do not in any way supersede them. These are the most common design issues encountered and in no way should be construed as a complete list of items reviewed. **Project forms, bonds and fees must be received in advance of ASPOA Architectural Committee project review commencing.**

Following is a list of common design issues encountered by the AC:

1. Prior to any site preparation or grading, the Owner/Contractor will provide AC with their pad area topography which establishes natural grade elevations. Building plans must call out finished grade of building slabs or foundations. Elevation stakes to be installed and remain during the course of construction.
2. The top floor of any structure must not be more than 2 feet above natural grade, and the total structure no more than 25 feet above natural grade, except as may be required by Santa Cruz County Regulations. (ref. ASPOA Deed Restrictions A:18). Refer to Natural Grade Determination sample.
3. Swamp coolers, AC units, clothes lines, equipment, fixtures, swimming pool filters, water systems, solar collection systems, wood piles or storage piles shall be walled in or kept screened by adequate plantings, walls or other means in such a manner as to conceal them from the view of neighboring lots and streets. (ref. ASPOA Deed Restrictions A:14).
4. No wall or fence of any kind whatsoever shall be constructed on any lot until after the height (no greater than 6'), type, design, and location thereof shall have been approved. (ref. ASPOA Deed Restrictions A:9).
5. Exterior paint and roofing samples must be submitted for approval by the AC.
6. Including water storage tanks in any new construction or remodel (where tanks do not already exist) is highly recommended. Tanks and associated equipment must be adequately camouflaged or screened.
7. Existing natural drainage may not be changed or altered without the approval of the Board of Supervisors of Santa Cruz County. (ref. ASPOA Deed Restrictions A:64). Water may not be diverted onto roadways by any means. Refer to ASPOA Road Tie-In Detail.
8. Exterior lighting shall be installed and maintained so as not to disturb unreasonably the holder of any other lot in the ASPOA and comply with SCC outdoor lighting dark skies initiative. (ref. ASPOA Deed Restrictions A:12).
9. If you plan to fence around your home, please consider fencing just a portion of your parcel. This will allow the cattle to graze and keep the grasses and other fire fuel to a minimum, allows close up wildlife experiences as well as save you money in reduced fencing. Requires approval.
10. ASPOA Pool Policy is being revised from the existing policy on page 19 of the ASPOA Deed Restrictions in the Second Amendment to refer to the TT DWID.

Exhibit 2 2023 Bond and Fee Schedule

BONDS:

*To be paid to ASPOA at the time of AC engagement, **PayPal not accepted**. Bonds can be subject to penalties if the project is not completed in a timely fashion from AC OK to Proceed date. Refer to Board Resolution #7, enforcement policy.*

New Construction or Major Remodel Owner Bond: \$500

- This money shall be held in the ASPOA bond account until such time as the ASPOA Architectural Committee signs off on the completion of any new construction or major remodel.

New Construction or Major Remodel Contractor or Owner Builder Bond: \$500 (Paid in ADDITION to the Owner Bond)

- The bond shall be paid by the property owner's primary Contractor/Owner Builder to the ASPOA. This money shall be held in the ASPOA bond account until such time as the ASPOA Architectural Committee performs final sign off.

Remodel or Minor Project Owner Bond - \$250

- This money shall be held in the ASPOA bond account until such time as the ASPOA Architectural Committee signs off on the completion of the remodel or minor project.

Remodel or Minor Project Contractor or Owner Builder Bond - \$250 (Paid in ADDITION to the Owner Bond)

- This money shall be held in the ASPOA bond account until such time as the ASPOA Architectural Committee signs off on the completion of the remodel or minor project.

INFRASTRUCTURE FEES:

Project Application and Review Fee: \$ 200

- The non-refundable fee shall be paid for each project request form submitted and each plan review. This covers the costs of administration and on-site inspections.

Road Infrastructure Fee: \$ 250

- The non-refundable fee shall be paid for each and any tie-in to the ASPOA road system. This applies to any entrance off the ASPOA road system to the property.

FOR ALL WATER RELATED BOND AND FEES GO TO <https://trujillotraildwid.us/rates/>

OR CONTACT CLERK@TRUJILLOTRAILDWID.US.