



# Sabino Springs

## The Estates at Sabino Springs

version August 19, 2021

There are thirteen residential neighborhoods that comprise Sabino Springs. In addition, there is the **Sabino Estates** neighborhood immediately to the north.

Poised high above the Arizona National Golf Course, Sabino Estates is comprised of 44 custom homes & lots with approximately 80 acres platted across a southern portion of the Coronado National Forest. It has spectacular views of the whole Tanque Verde Valley, panoramic vistas of the Tucson city lights and unparalleled views of the majestic Catalina Mountains. Sabino Estates offers owners a unique Sonoran Desert “quality of life” experience by virtue of its natural surroundings. The well-developed terrain consists of rolling desert foothills with ravines, boulder fields, rock outcroppings, springs and washes, and clusters of native trees, shrubs, and grasses. The washes serve as wildlife corridors leading into the Catalina Mountains. An abundance and variety of unique Sonoran Desert plant and wildlife is present. Opportunities for vibrant sunrises and stunning sunsets, mountain views, golf vistas and natural habitat abound.

The design philosophy for Sabino Estates is to subtly blend residences into the existing terrain in a harmonious and aesthetically pleasing manner with an emphasis upon the preservation of the natural beauty of the Sonoran Desert.

Homeowners in Sabino Estates are members of both the Sabino Estates HOA and the Sabino Springs (“Master”) HOA. They have all the rights and privileges of the Master HOA, including access to amenities: fitness center, pool, spa, restrooms, showers, and lockers at the Community Center, along with discounts at Arizona National Golf Course, Pro Shop and The Grill restaurant. They pay the same dues and assessments as do all Sabino Springs homeowners. New owners may purchase up to three automated gate entry tags for their personal or family/household use. These “stickers” are attached to the vehicle headlight, and they open both the main entrance gate to Sabino Springs and the private gate to Sabino Estates. Estates residents may also purchase key(s) for access to the facilities at the Community Center.

The Sabino Estates HOA is defined as a sub-association within Sabino Springs, with a separate Board of Directors, an operating budget for the maintenance of its own gate, private roads and management services. Sabino Estates has its own Architectural Design and Review Committee (“ARC”), as well as distinct guidelines for lot development (new construction, building additions and modifications, and landscaping). The entrance to Sabino Estates has an automated but unattended gate. Sabino Estates has larger lots, and these are subject to conservation easements which reserve the area outside the development envelope as Natural Open Space to provide a buffer zone with the Coronado National Forest.