



Morning Star Ranch Property Overview

Where is Morning Star Ranch?

Morning Star is located 12 miles east of the artist's colony of Tubac, which is on I-19 about 35 miles south of Tucson International Airport. Our sales offices are located on site at 1057 Morning Star Drive and in the Brasher Real Estate, Inc. offices at 2 Tubac Road, in Tubac.

Morning Star is a Private Residential Community.

The entrance to Morning Star is electronically gated and all roads are private, public access is not permitted. Our staff is available to residents and guests for emergency assistance.

What is the Climate at Morning Star?

Due to its 4,000 foot elevation, Morning Star enjoys milder summers than Tucson and Phoenix. The average maximum temperature in April is 81 degrees, in August 94 degrees and in December 67 degrees.

How Many Homesites are in Morning Star?

Morning Star has been carefully planned to allow a maximum of 121 luxury homesites within a 5,500 acre private preserve. However, the ultimate number may be less as owners create large sites by acquiring multiple parcels. No parcel may be divided into smaller parcels under any circumstance through deed restrictions in order to preserve the integrity, privacy and beauty of Morning Star.

Utility Improvements.

Utilities are underground to preserve the natural environment and habitat. Available to the property boundary, utilities are currently operational to 53 parcels.

What is the Price of a Homesite?

Each parcel contains a minimum of 36 acres. Prices range from \$225,000 to \$1,600,000 for 180 acres.

Must Owners Build Their Home Within a Specific Time Frame?

Owners can hold the property for any length of time. However, once construction has begun, it is the obligation of the owner to proceed with all reasonable speed. In any event, all exterior surfaces of the building must be substantially completed within 12 months from commencement in accordance with plans approved by the Community Design Review Committee.

Obtain the property report or its equivalent required by state and federal law, and read it before signing anything. No federal or state agency has judged the merits, if any, of this property.

Building Envelopes are Designated.

All parcels have Building Envelopes, in which a home and other improvements including privacy walls and fencing can be constructed, thereby establishing the maximum development area of the property. The prescribed Building Envelope is identified on each parcel. No disruption of vegetation or land features is allowed outside of the Building Envelope. The Community Design Review Committee will supply a list of indigenous plants and other vegetation acceptable for landscaping.

What Amenities can be Constructed Within the Building Envelope?

Examples of amenities permitted within the building Envelopes are a guest house, swimming pool, tennis court and equestrian facility. All are subject to approval by the Community Design Review Committee.

Community Design Review Committee.

The Committee is empowered to enforce a comprehensive set of architectural standards and requirements. These guidelines govern heights, exterior colors, material and other key elements pertaining to the site development and architecture.

What are the Guidelines Regarding Fences?

The Building Envelope may be fenced in compliance within the Community Design Guidelines. All walls and fencing are subject to Community Design Review Committee approval and shall be similar in architectural character and style to the residence. Fencing is not permitted around the perimeter of the property in order to preserve open space for natural ambiance.

Recreation Easements.

The area on each parcel outside the Building Envelope cannot be disturbed in any way, and certain areas are subject to a Recreation Easement. Its purpose is to enhance the enjoyment of the property owners and maintain view corridors, open space and a feeling "grandness" in keeping with the tradition of the great Southwest. Provisions of the CC & R's govern the use of the land within the Recreation Easement.

What Recreational Amenities are Available at Morning Star?

Trails for horseback riding, hiking and mountain biking, park areas, and the 1,000 acre San Cayetano Mountain Preserve. Numerous ponds throughout the property attract a wide variety of birds for bird watching. Additionally, the property abuts the 5,000 acre Sonoita Creek Natural Area, which is contiguous to Patagonia Lake State Park.

Declarations of Covenants, Conditions and Restrictions and Community Design Guidelines are Available on Request.

**For more information contact Fred H. Johnson at Brasher Real Estate, Inc.
Two Tubac Road, Box 4241, Tubac, Arizona 85646
1.800.700.2506 www.brasherrealestate.com**

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