

HIGH COUNTRY PINES HOMEOWNERS' ASSOCIATION, Inc.

Post Office Box 457 - Heber, Arizona – 85928

ARCHITECTURAL GUIDELINES FOR
HIGH COUNTRY PINES Unit 1
HOMEOWNERS ASSOCIATION, Inc.

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For updated revisions, see the last page of this document.

**ARCHITECTURAL GUIDELINES
FOR
HIGH COUNTRY PINES HOMEOWNERS ASSOCIATION, INC.**

TABLE OF CONTENTS

	<u>Page</u>
1. INTRODUCTION	1
2. REVIEW AND APPROVAL PROCESS	1
2.1 Submittal	2
2.2 Final Approval	2
2.3 Construction Permit	3
2.4 Additional Construction and/or Exterior Changes	3
2.5 Work in Progress - Inspection	3
2.6 Final Inspection	3
2.7 Right of Waiver	3
2.8 Commencement of Construction	4
3. SITE DEVELOPMENT GUIDELINES	4
3.1 Prohibited Plant List	4
3.2 Protected Plants	4
3.3 Site Work	4
3.4 Parking Spaces	5
3.5 Site Drainage and Grading	5
3.6 Setbacks	5
3.7 Entrance Driveways	5
3.8 Washes and Drainage Easements	5
3.9 Swimming Pools	6
3.10 Lighting	6
4. ARCHITECTURAL STANDARDS	6
4.1 No Reflective Finishes	6
4.2 Building Heights	6
4.3 Building Sizes	6
4.4 Roofs	6

4.5	Colors	6
4.6	Materials - Exterior Surfaces	7
4.7	Solar Applications	7
4.8	Service Yard	7
4.9	Guest House and Secondary Structure	7
4.10	No Visible Storage Tanks	7
4.11	Radon Gas	7
4.12	Fences	7
5.	CONSTRUCTION REGULATIONS	8
5.1	Construction Trailers, Portable Field Offices, Etc.	8
5.2	Debris and Trash Removal	8
5.3	Sanitary Facilities	8
5.4	Vehicles and Parking Areas	8
5.5	Conservation of Landscaping Materials	8
5.6	Excavation Materials	8
5.7	Blasting	8
5.8	Restoration or Repair of Other Property Damages	8
5.9	Miscellaneous and General Practices	9
5.10	Construction Access	9
5.11	Dust and Noise	9
5.12	Construction Signage	9
5.13	Daily Operation	9
	APPENDIX A	10
6.1	Architect	10
6.2	Architectural Committee	10
6.3	Architectural Guidelines	10
6.4	Association	10
6.5	Board	10
6.6	Builder	10
6.7	Builder Site	10
6.8	Declaration	10
6.9	Excavation	10
6.10	Fill	10
6.11	Guest Hose	10
6.12	Guest Suite	11
6.13	Improvement	11
6.14	Lot	11
6.15	Owner	11
6.16	Residence	11
6.17	Structure	11
6.18	Visible from Neighboring property	11

APPENDIX B	12
ARCHITECTURAL COMMITTEE	12
APPENDIX C	13
APPROVAL CHECKLIST	13
APPENDIX D	14
RECOMMENDED PLANT LIST	14

1. INTRODUCTION

Each parcel is unique in terms of its natural opportunities and constraints. It is the intent of these Architectural Guidelines, to preserve, protect and enhance to the extent justified, the special environment of High Country Pines.

The design of the Residences in High Country Pines should be adjusted to the unique features of each individual Lot in an effort to achieve a synthesis of nature and Residence. To preserve the natural features of each Lot, such as views, significant existing plant materials and washes, each Residence will need to be sighted so as to minimize disruption of the existing environment.

All defined terms in these Architectural Guidelines shall have the same meaning as set forth in the Declaration of Restrictions for High Country Pines.

2. REVIEW AND APPROVAL PROCESS

The Architectural Committee is charged with the responsibility of maintaining the standards set forth in the Architectural Guidelines, issuing all formal approvals or disapproval's of projects, and enforcing the Architectural Guidelines. Each Residence must meet the criteria of the Architectural Guidelines.

In general, the design review process is divided into three phases; Architectural Review Submittal, the Construction Permit, and the Final Inspection.

It is strongly recommended that an Owner retain competent professional services for planning and design. A thorough analysis of a particular Lot and the Owner's special needs and the skill to translate this into building form as well as the ability to convey to the Architectural Committee the concept and design of a proposed Residence or other improvement are important elements of the architectural review process. If an Owner elects to do his own design or to retain non-professional services, and the result in either case is not approved by the Architectural Committee, the Committee has the right to require that an Owner correct these discrepancies.

The architectural review process was developed to provide adequate checkpoints along the way. Each Owner is responsible for complying with the Architectural Guidelines, the Declaration of Restrictions, and all rules and regulations of any governmental authority.

The Architectural Committee will conduct reviews of projects during regular meetings or at such other times as deemed appropriate. Architectural Committee meetings are generally not open to the public. The Architectural Committee will respond in writing no later than 30 days from receipt of a submittal. Any responses an Owner may wish to make should be addressed to the Architectural Committee in writing.

The following is a procedural summary of the Review and Approval Process.

2.1 **Submittal.** Preliminary drawings, including all of the exhibits outlined below, must be submitted to the Architectural Committee. These should be mailed by **certified mail, return receipt requested by the owner** to ensure the Architectural Committee received the submittal and establish a date for review.

2.1.1 Preliminary Submittals may include:

(a) A site plan showing the Lot boundaries and dimensions, all setbacks and locations of the Residence and all other buildings or major structures, driveway, parking areas, patios, pools, walls, proposed utility service facilities and routes, site grading including existing and proposed contours and topographic features such as washes, rock outcroppings and existing trees and major shrubs to be retained and to be relocated, and elevations of all building floors, patios, and terraces, shown in relation to site contour elevations.

(b) Roof Plan and Floor Plans (at no less than 1/8" = 1'0"). Roof plans should show areas of flat and sloped roofs. Roof mounted equipment such as air conditioning units and solar collectors must be shown on the plans. (See "4.4 Roofs" for additional information)

(c) Exterior elevations of all sides of the Residence, at the same scale as the floor plans, with both existing and proposed grade lines shown and all exterior materials and general colors indicated.

(d) An Architectural Review Fee in the amount of \$20.00 is required for new home construction. Modifications or additions to existing structures are exempt from review fee. This fee is made payable to the Treasurer of High Country Pines Homeowners Association, Inc.

(e) Any other drawings, materials, or samples requested by the Architectural Committee.

(f) The Owner shall, if requested, provide preliminary staking at the locations of the corners of the Residence or major improvement and at such other locations as the Architectural Committee may request.

(g) An approximate time schedule indicating approximate dates for starting and completion of construction, utility hook-up, completion of landscaping work, and anticipated occupancy date.

2.2 **Final Approval.** Upon receipt of the complete Submittal the Architectural Committee will review the submittal for conformance to these Architectural

Guidelines, the Declaration of Restrictions, and to any preliminary approval stipulations, and make its recommendation and in a written response to the Owner.

2.3 **Construction Permit.** Securing of a building permit is the responsibility of the Owner and/or Builder. Construction shall be in accordance with the Final Submittal approved by the Architectural Committee.

2.4 **Additional Construction and/or Exterior Changes.** Any changes to the approved drawings before, during, or after the construction of an improvement must first be submitted for review to the Architectural Committee.

2.5 **Work in Progress - Inspection.** The Architectural Committee may inspect all work in progress and give notice of non-compliance if found. Absence of such inspection and notification during the construction period does not constitute approval by the Architectural Committee of work in progress or acknowledgment of compliance with the Architectural Guidelines.

2.6 **Final Inspection.** Upon completion of any Residence or other improvement, the Owner shall give written notice of completion to the Architectural Committee.

2.6.1 Within such reasonable time as the Architectural Committee may determine, but in no case exceeding 10 days from receipt of such written notice of completion, it may inspect the Residence and/or improvements. If it is found that such work was not done in strict compliance with the approved Final Submittal, it shall notify the Owner in writing of such non-compliance within 30 days of its receipt of the Owner's notice of completion, specifying in reasonable detail the particulars of non-compliance, and shall require the Owner to remedy the same.

2.6.2 If, upon the expiration of 30 days from the date of such notification by the Architectural Committee, the Owner shall have failed to remedy such non-compliance, the Architectural Committee shall notify the Owner, and may take such action to remove the non-complying improvements as is provided in these Architectural Guidelines or the Declaration of Restrictions, including without limitation, injunctive relief or the imposition of a fine.

2.6.3 If, after receipt of written notice of completion from the Owner, the Architectural Committee fails to notify the Owner of any failure to comply within the provided period following the Architectural Committee's inspection, the improvements shall be deemed to be in accordance with the approved final Submittal.

2.7 **Right of Waiver.** The Architectural Committee reserves the right to waive or vary any of the procedures or standards set forth herein at its discretion, for good cause shown.

2.8 **Commencement of Construction.** Upon receipt of approval from the Architectural Committee, the owner shall satisfy all conditions thereof and commence the construction or alterations within one year from the date of such approval. Any approval given shall expire after one year unless the time for such commencement is extended in writing by the Architectural Committee.

The Owner shall complete the construction or alteration of all exterior surfaces (including the roof, exterior walls, windows, and doors) of any improvement on his Lot within one year after commencing construction. Owner may request an extension in writing. If Owner fails to comply with this paragraph, the Architectural Committee may notify the Board of Directors of such failure and the Board of Directors, at its option, may either complete the exterior in accordance with the approved drawings or remove the improvement and the Owner shall reimburse the Association for all expenses incurred in connection therewith.

3. **SITE DEVELOPMENT GUIDELINES**

The landscape at High Country Pines is fragile and may take years to naturally mitigate impacts to site or vegetation. Although an effort has been made to have these Design Guidelines be consistent with all governmental regulations, each Owner is responsible for reviewing applicable County, and State regulations and making certain they are compiled with. The following site development standards deal with issues for siting, grading, excavation and landscaping.

3.1 **Prohibited Plant List.** None at this time

3.2 **Protected Plants.** Adverse weather conditions, will destroy non-native vegetation, therefore careful consideration should be given to plants and scrubs that are recommended for 6000'-8000' elevations. Improvements should be sited to preserve as many of the trees as possible on a lot. See, Recommended Plant list, Appendix D.

3.3 **Site Work.** While the natural topography varies considerably from Lot to Lot, the following general limitations will apply in the absence of special circumstances justifying exceptions as may be approved by the Architectural Committee:

(a) Embankment cuts, fill dirt, or left over excavation materials may not be exposed following completion of construction;

(b) No change in natural and existing drainage patterns for surface waters shall be made upon any lot that could adversely affect another owner;

(c) No protected Plants shall be intentionally damaged, destroyed, or removed from any Lot, although such plants within the building site may be relocated and damaged plants may be replaced;

(d) Retaining walls and other walls not directly supporting a building structure, excluding screen walls, shall not exceed 8 feet in height, measured from the lowest natural grade adjacent to the wall. The appearance of such walls over 6 feet in height must be softened by landscaping with trees or shrubs. Screen walls may not exceed 5 feet in height measured from natural grade in the manner described above from retaining walls.

In the event of any violation of the above, the Association may cause the lot to be restored to its state existing immediately prior to such violation. The Association shall have the right to require complete or partial restoration of cut areas.

3.4 **Parking Spaces.** Each Residence shall contain parking space within the lot for at least two automobiles. A minimum of two additional parking spaces is recommended to accommodate guest parking. No on-street parking will be permitted for resident's vehicles. Screening of the two additional parking spaces by landscaping or walls is encouraged.

3.5 **Site Drainage and Grading.** Site drainage and grading must be done with minimum disruption to the lot. Surface drainage shall not drain to adjoining Lots or open spaces except as established by natural drainage patterns. It is the intent of the Drainage Guidelines to discourage excessive cut and fill and no grading may be done outside the Building site. Any alterations to washes carrying 50 cubic feet per second or more resulting from a 100-year storm may require special consideration for approval by the Architectural Committee. (See 2.0 of the Declaration of Restrictions)

3.6 **Setbacks.** All setbacks will be reviewed on the merits of the submitted site plan design and lot limitation. Minimum setbacks from Lot lines are as follows:

Front yards: 50 feet or more is preferred, lot permitting, but no less than 25 feet.

Side yards: 15 feet.

Rear yards: 15 feet.

3.7 **Entrance Driveways.** Entrance driveways should be located so as to minimize their visual impact on important natural features of a Lot such as large or significant plant materials, washes or drainage ways, and to minimize disruption of the existing landscape. (See Declaration of Restrictions 2-H, page 2 & paragraph 11, page 9)

3.8 **Washes and Drainage Easements.** These natural drainage ways should not be obstructed. Structures and other improvements should be sited to avoid these washes, although they can be sited at the edge of a wash. Bridging by buildings, and other improvements designed so as not to obstruct 100-year storm flows, are encouraged.

3.9 **Swimming Pools.** Swimming pools should be designed as being visually connected to the Residence through walls or courtyards, and must be screened from view from adjacent Lots, streets, and public spaces. All State, County, and Town ordinances regarding pool barriers shall apply.

3.10 **Lighting.** All lighting shall be designed with the goal of creating a unified, natural effect which will not interfere or compete with the dramatic nighttime panorama. No dusk to dawn lighting which intrudes on a neighboring lot shall be allowed.

4. **ARCHITECTURAL STANDARDS**

The following Architectural Standards have evolved in response to climatic and aesthetic considerations in High Country Pines.

4.1 **No Reflective Finishes.** No highly reflective finishes except glass, which may not be mirrored or opaque, shall be used on any exterior surfaces.

4.2 **Building Heights.** The terrain of High Country Pines is varied and unique, with ridges, valleys and other changes in elevation, making absolutely uniform applicability of height restrictions for Residence inadvisable. The maximum height of any building mass of a Residence may not exceed 30 feet measured to the top of the surrounding parapets on flat roofs or ridge line pitched roofs. Height shall be measured from the highest adjacent natural grade at each building mass. Chimneys shall be no more than four feet above the highest point of the roof.

4.3 **Building Sizes.** Primary residences will contain at least 800 livable square feet of living area. (See Amendment to Declaration of Restrictions, Paragraph 2., Q, Docket 775, Page 541)

4.4 **Roofs.** Since roof scapes will form an important part of the visual environment, they must be carefully designed. Mansard roofs are prohibited; however the Architectural Committee shall have the authority to approve roofs when, in their judgment, they do not add to a Residence's visual massiveness. Dominant roof colors such as white, black, red and reflective roof surfaces are prohibited. Roof mounted mechanical equipment is not specifically prohibited, however, ground mounted is preferred. If roof mounted, it should be hidden from view of streets and neighboring Lots.

4.5 **Colors.** Colors should be chosen to blend rather than to contrast with the Residence's natural surroundings. Subdued accent colors may be used subject to Architectural Committee approval on an individual case basis. Roofs may be surfaced with a material whose color harmonizes with the natural terrain. It is recommended that the light reflectancy value ("LRV") be 40 or less.

4.6 **Materials-Exterior Surfaces.** Exterior surfaces must generally be of materials that harmonize with that natural landscape. Stone, wood siding, masonry, painted slump block, should be the predominant exterior surfaces. They provide an outer surface to withstand the climate extremes.

4.7 **Solar Applications.** Solar collectors will be reviewed on a case by case basis. They should be integrated into the structures or landscaping on a Lot so they are not so visible from Neighboring Properties as to be unreasonably objectionable.

4.8 **Service Yard.** all above-ground garbage and trash containers, clothes lines, mechanical equipment, and other outdoor maintenance and service facilities must be screened by walls or landscaping from other Lots or streets.

4.9 **Guest Houses and Secondary Structures.** Such structures including detached garages must be designed as a single visual element with the Residence, and should be visually related to it by walls, courtyards, or major landscape elements. The size of the Guest House or secondary structure should not be larger than 50% the size of the main structure. A Guest House can be constructed on any Lot with approval from the Architectural Committee. A Guest Suite may be incorporated into any Residence. No Guest House or Guest Suite may be leased or rented, separate and apart from the lease or rental of the main house.

4.10 **No Visible Storage Tanks.** All fuel tanks, water tanks, or similar storage facilities shall either be shielded from view by walls or structures landscaping or shall be located underground with all visible projections screened from view.

4.11 **Radon Gas.** Individual Lot owners should test the building site to determine if a radon gas protection system should be incorporated into the design of the Residence.

4.12 **Fences.** Fencing on any lot is encouraged to be of natural materials such as wood. No block fencing is allowed. If metal fencing is used it must be coated earth tones. No bare metal is allowed. Architectural Guidelines for fencing allow for decorative wood only along front lot lines, defined as any side facing a street. A maximum height of 3 feet shall be allowed in the front, and a maximum height of 6 feet in the back.

5. CONSTRUCTION REGULATIONS

In order to assure that the natural landscape of High Country Pines is not unduly damaged during construction, the following Construction Regulations should be made a part of the construction contract documents for each Residence or other improvements on a Lot. All Builders and Owners shall be bound by these Regulations and any violations by a Builder shall be deemed to be violation by the Owner of the Lot.

5.1 **Construction Trailers, Portable Field Offices, Etc.** Any Owner or Builder who desire to bring a construction trailer, field office, or the like to High Country Pines shall first apply for and obtain written approval from the Architectural Committee.

5.2 **Debris and Trash Removal.** Trash and debris shall be removed from each construction site frequently and not be permitted to accumulate. Light weight material, packaging, and other items shall be covered or weighed down to prevent their being blown off the construction site. Builders are prohibited from dumping, burying, or burning trash anywhere on High Country Pines.

5.3 **Sanitary Facilities.** Each Builder shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets, or similar temporary toilet facilities shall be located within the Building Site or in areas designated by the Architectural Committee.

5.4 **Vehicles and Parking Areas.** Construction crews shall not park on, or otherwise use, other Lots or any open space. Private and construction vehicles and machinery shall be parked only within the Building Site or in areas designated by the Architectural Committee. All vehicles shall be parked so as not to inhibit traffic.

5.5 **Conservation of Landscaping Materials.** Builders are advised that the Lots and open spaces of High Country Pines contain valuable native plants and other natural features that should be absolutely protected during construction.

5.6 **Excavation Materials.** Excess excavation materials must be hauled away from High Country Pines.

5.7 **Blasting.** If any blasting is to occur, the Architectural Committee must be informed far enough in advance to allow it to make such investigation as it deems necessary to confirm that all appropriate protective measures have been taken prior to the blasting. Applicable governmental regulations concerning blasting must be observed.

5.8 **Restoration or Repair of Other Property Damages.** Damage and scarring to other property resulting from construction operations, including, but not limited to, open space, other Lots, roads and driveways, etc., will be restored promptly at the expense of the Builder.

5.9 **Miscellaneous and General Practices.** All Owners will be absolutely responsible for the conduct and behavior of their agents, representatives, builders, contractors, and subcontractors while on the premises of High Country Pines during construction. The following practices are prohibited:

5.9.1 Changing oil on any vehicle or equipment on the site itself or at any other location within High Country Pines.

5.9.2 Allowing concrete suppliers, plasterers, painters, or any other subcontractor to clean their equipment without cleaning up their mess.

5.9.3 Removing any rocks, plant material, topsoil, or similar items from any property of others within High Country Pines, including other construction sites.

5.9.4 Using disposal methods or units other than those approved by the Architectural Committee.

5.9.5 Careless disposition of cigarettes and other flammable material. At least one 10-pound dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.

5.9.6 No pets, particularly dogs, may be brought into High Country Pines by construction personnel and allowed to become a nuisance. In the event of any violation hereof, the Association shall have the right to contact County Authorities to impound the pets, to refuse to permit the builder or subcontractor involved to continue work on the project, or take such other action as may be permitted by law.

5.10 **Construction Access.** The only approved construction access during the time a Residence or other improvement is under construction will be over the approved driveway for the Lot unless the Architectural Committee approves an alternative access point. In no event shall more than one construction access be permitted onto any Lot.

5.11 **Dust and Noise.** The builder shall be responsible for controlling dust and noise including without limitation music, from the construction site.

5.12 **Construction Signage.** Temporary construction signs shall be free standing and its design within the Building Site and location shall be subject to approval by the Architectural Committee. These signs must be removed immediately upon completion of the construction project. No signs may be nailed or otherwise attached to trees.

5.13 **Daily Operation.** Daily working hours for each construction site shall be from 30 minutes before sunrise to 30 minutes after sunset unless other hours are designed in writing by the Architectural Committee.

APPENDIX A

DEFINITIONS

Unless the context otherwise specifies or requires, the following word or phrases when used in these Architectural Guidelines, shall have the following specific meanings. Terms used herein which are defined in the Declaration of Restrictions shall have the meaning specified therein.

6.1 "Architect" means a person appropriately licensed to practice architecture or landscape architecture in Arizona.

6.2 "Architectural Committee" means the committee established pursuant to the Declaration of Restrictions.

6.3 "Architectural Guidelines" means the restrictions, procedures and regulations relating to High Country Pines as set forth herein, as adopted and enforced by the Architectural Committee, and as amended from time to time by it.

6.4 "Association" means the High Country Pines Association, as defined in the Declaration of Restrictions.

6.5 "Board" means the Board of Directors of the Association.

6.6 "Builder" means a person or entity engaged by an Owner for the purpose of constructing any improvement on the Owner's Lot. The Builder and Owner may be the same person or entity.

6.7 "Building Site" means that portion of a Lot, as described in Section 3.1, which encompasses the maximum allowable developable area of the Lot.

6.8 "Declaration" means the Declaration of Restrictions, as amended from time to time.

6.9 "Excavation" means any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock or other substance from a depth of more than 12 inches below the natural surface of the land, or any grading of the surface.

6.10 "Fill" means any addition of earth, rock or other materials to the surface of the land, which increases the natural elevation of such surface.

6.11 "Guest House" means a structure, separate from the main Residence having sleeping facilities for one or more guests.

6.12 "Guest Suite" means sleeping facilities incorporated into the main Residence for the use of one or more guests.

6.13 "Improvement" means any changes, alterations, or additions to a Lot, including any excavation, fill, Residence or buildings outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, hedges, poles, sign, and any structure or other improvement of any type or kind.

6.14 "Lot" means a subdivided Lot or as shown on the plat of record for High Country Pines.

6.15 "Owner" means the Owner (as defined in the Declaration) of a Lot. For the purposes herein, the Owner may act through his designated agent, provided that such agent is authorized in writing or by law to act in such capacity.

6.16 "Residence" means any building, or portion of a building situated upon a Lot and designated and intended for independent ownership and for use and occupancy as a Residence.

6.17 "Structure" means anything constructed or erected on a Lot, the use of which requires location on the ground or attachment to something having location on the ground.

6.18 "Visible from Neighboring Property" means, with respect to any given object or activity, that such object or activity is or would be visible to a person six feet tall, standing at ground level on any part of such neighboring property at the same ground level as the object being viewed.

APPENDIX B

ARCHITECTURAL COMMITTEE

1. ARCHITECTURAL COMMITTEE MEMBERSHIP

The Declaration of Restrictions include provisions relating to the composition of the Architectural Committee.

2. DUTIES

It shall be the duty of the Architectural Committee to consider and act upon any and all proposals or plans submitted to it pursuant to the terms of the Declaration, to adopt Architectural Guidelines, to perform other duties delegated to it by the Board, and to carry out all other duties imposed upon it by the Declaration.

3. MEETINGS

The Committee shall meet from time to time as necessary to properly perform its duties thereunder. The vote or written consent of a majority of the members shall constitute an act by the Committee unless the unanimous decision of its members is otherwise required. The Committee shall keep and record of all action taken by it at such meeting or otherwise. Meeting by telephone are permitted.

4. NON-LIABILITY

Plans and specifications shall be approved by the Architectural Committee as to style, exterior design, appearance and location, and are not approved for engineering design or for compliance with zoning and building ordinances. By approving such plans and specification neither the Architectural Committee or any member thereof shall be liable to the Association or to any Owner or other person for any damage, loss, or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans or specifications, whether or not defective; (b) the construction or performance of any work, whether or not pursuant to approved plans and specifications; (c) the development or manner of development of any property within High Country Pines; provided, however, that such member has, with the actual knowledge possessed by him, acted in good faith. Approval of plans and specification by the Architectural Committee is not and shall not be deemed to be a representation or warranty that such plan and specification comply with applicable governmental ordinances or regulations, including but not limited to zoning ordinances and building codes.

5. ENFORCEMENT

These Architectural Guidelines may be enforced by the Board of Directors of the Association.

APPENDIX C

APPROVAL CHECKLIST

Submittal:

- Site Plan
- Roof plan and floor plans
- Exterior elevations
- Architectural Review Fee of \$20, new construction only.
- Landscaping Plan
- Time schedule for construction, utility hook-up and landscaping
- Hydrology report, if requested
- Sample of all exterior materials, colors, and glass specifications as requested by the committee

Town Building Permit

- Upon completion of above steps, a copy of working drawings approved by the Architectural Committee is one of the required submittals.

Construction Regulations

- Approval from the Architectural Committee must be obtained prior to bringing in any construction trailer, field office, etc.
- Final inspection by Architectural Committee

Final Inspections Certificate

- Issued by the county upon completion of construction and all required inspections

APPENDIX D

RECOMMENDED PLANT LIST

The Design Review Committee has found the plants included in the following list to be inherently compatible with the natural setting existing at High Country Pines and encourages their use.

COMMON NAME	SCIENTIFIC NAME
London Plane Tree	<i>Platanus acerifolia</i>
Arizona Ash	<i>Fraxinus velutina</i>
Honey Locust	<i>Gleditsia tricanthos</i>
Narrowleaf Cottonwood	<i>Populus angustifolia</i>
Lilac	<i>Syringa vulgaris</i>
Arizona Cypress	<i>Cupressus arizonica</i>
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>
Pinyon (Pinon)	<i>Pinus edulis</i>
Ponderosa Pine	<i>Pinus ponderosa</i>
Chihuahua Pine	<i>Pinus leiophylla</i>
White Fir	<i>Abies concolor</i>
Colorado Spruce	<i>Picea pungens</i>
Austrian Pine	<i>Pinus nigra</i>
Scotch Pine	<i>Pinus sylvestris</i>

MINERAL LANDSCAPE FEATURES

Boulders, mineral ground covers, and similar features will be limited either to materials indigenous to High Country Pines or to materials similar in color and appearance to indigenous Materials.

Proposed Changes to Architectural Guidelines

Existing

- 2.1.1(d) Architectural Review Fee in the amount of \$20.00 is required for new home construction. Modifications or additions to existing structures are exempt from review fee. This fee is made payable to the Treasurer of High Country Pines Homeowners Association, Inc.

Change

- 2.1.1(d) Architectural Review Fee in the amount of \$20.00 is required for new construction including fences. Modifications to existing structures are exempt from review fee, but must be submitted to the Architectural Committee for approval. This fee is made payable to the Treasurer of High Country Pines Homeowners Association, Inc.

Existing

- 3.6 Setbacks. All setbacks will be reviewed on merits of submitted site plan, design and lot limitation. Minimum setbacks from lot lines are as follows:

Front Yards: 50 feet or more is preferred, lot permitting, but no less than 25 feet

Side Yards: 15 feet

Rear Yards: 15 feet

Change

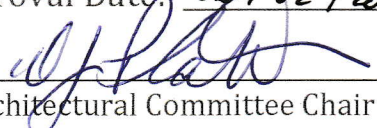
- 3.6 Setbacks. All setbacks will be reviewed on merits of submitted site plan, design and lot limitation. Minimum setbacks from lot lines are as follows:

Front Yards: 25 feet

Side Yards: 15 feet

Rear Yards: 15 feet

Approval Date: 03/02/2019



Architectural Committee Chair




Board Member

(PRES)



Board Member



Board Member



Board Member