

ARC Approach to Future Developments in Eagle Rock
Sent by E Mail to All Members on February 4, 2014

The Directors of the HOA thought it would be helpful to share with all Members the intention of the Architectural Review Committee (ARC) as we move forward with the approval of new builds, in accordance with the Sedona Plan as recognized in the CCRs of Eagle Rock.

The fundamental concept for new home development is that homes are to be built within building envelopes that are nestled within existing vegetation, in order to preserve, as much as possible, a natural look. This concept was incorporated when Eagle Rock was laid out as building envelopes rather than lots, with a common area surrounding each lot, Tract O, that is owned by all Members. It is also reflected in Eagle Rock's CCRs.

The impact of this is that construction is to occur within a building envelope, with the exception of driveways and in very limited circumstances flatwork (ground level walkways or patios), and that the space between building envelopes, Tract O, is to be left in its natural vegetated state. Any damage to Tract O during construction is to be repaired only with native plants.

Eagle Rock has taken one further step: within the building envelope no species may be planted that has an expected height at maturity in excess of 22 ft. Sedona has many examples of tall plantings that obstruct view lines; our intent is to avoid this problem within Eagle Rock, for the benefit of all members.

Some builders have missed these concepts and proceeded to act as if Eagle Rock had lots, not envelopes. Given this, we wanted to explicitly draw attention to the design concept. The ARC is taking steps to minimize any future unnecessary damage to Tract O. First, it is developing clear guidelines that will include a list of permitted plantings for repair work within Tract O (native species only), and consideration for plantings within building envelopes. These guidelines will be issued shortly, and will also be posted on the HOA website. Second, the ARC now requires a species specific landscaping plan prior to approval of any development. Third, the ARC requires a plan showing access to the building envelope during construction. Finally, the ARC has enhanced its requirements for fencing during construction to minimize incursions onto Tract O. The intent of these steps is to honor the design intent of Eagle Rock and to preserve Tract O for all Members.

If you are contemplating developing a home in Eagle Rock we encourage you to share these thoughts with your architect and builder, and to share your plans with the ARC at an early stage for approval in concept.

As always, Members should feel free to contact any Director with any questions, comments or concerns. Contact information for Directors is on the HOA website, www.eaglerockhoa.net.