

Eagle Rock HOA

Requirements to Consider Early in the Design Stage

The ARC thought it might be helpful to point out requirements prospective builders must consider in preparing preliminary design plans, based on our past experience with submissions.

1. Building Massing: Walls and Roof Lines

A key element of Sedona's residential design guidelines is to avoid massing in a building. The key approaches to avoid this are to break up wall planes by push ins or pull outs, and by breaks in the roof. For a flat roof design, changes in the ceiling and/or parapet heights are the usual means of achieving breaks in the roof line. There are many examples of homes in Eagle Rock that have broken both wall planes and roof lines. House designs that follow the topography will better harmonize with the natural environment (a goal of the CC&Rs).

As a general recommendation: designers/architects should be made aware of the City of Sedona Residential Design Manual, which can be accessed from the HOA website www.eaglerockhoa.net.

2. Roof Design

Ventless roof design is required for all new construction. Our community has variations in elevation, a ventless roof design is a much cleaner appearance for homes looking at your roof from an elevated view. In addition, a ventless roof design also reduces future rodent issues (chipmunk nesting). Roofing color must be earth tone; white or light colors will not be approved.

3. Exterior Surfaces and Paint Color

Outside paint and building materials must harmonize with our community. Look for natural or earth tones and specify a paint with an LRV of 25 or less. Lower LRVs are preferred.

4. Utility Service and HVAC Equipment

Preliminary design drawings must identify the locations of outside AC units and the electrical panel, and how the service is to be run to these, i.e. from the road to the panel/meter. This equipment must be located to reduce noise to nearby properties and observance from the street. Supplemental Screening with vegetation should also be considered.

5. Garage Doors and Exterior Lighting

Garage doors should be solid (no glass) to reduce light impact on neighbors. All aspects of light trespass should also be considered. Exterior lighting must conform to Sedona guidelines of low wattage, shielding, and downward projection.

6. Construction Fencing

A key focus of the CCRs is the preservation of the natural state of the common land between and around building envelopes, known as Tract O. In our prior experience with builders there has been significant needless damage to Tract O. Damaged land is very difficult to restore to its native state. The location and type of construction fencing should be identified in preliminary plans, as well as the access route to the building envelope during construction and any areas to be used for on site storage of construction materials.

7. Landscaping

We require a preliminary landscape plan to be included with the preliminary building design (see HOA website, Sample Preliminary Plan). Although a final landscaping plan is not required at the preliminary design stage, prospective builders are strongly encouraged to review the landscaping guidelines available on the HOA website, www.eaglerockhoa.net . It would be helpful to define in the preliminary site plan which native trees are to be removed; this should be minimized.

8. DRIVEWAY

The layout of the driveway should be on the preliminary site plan; note that the CC&Rs specify a maximum width of 16 ft., although flaring at the curb and garage is permitted. The driveway layout should save as much of the native vegetation as possible, especially trees.