



**Architectural Control Committee Minutes
January 8, 2026 – (Teleconference Meeting) @ 5:00 PM**

ACC Members: Mike Sauer, Joel Dixon, Dan Snelling, Allen Alchian

ACC Members Absent: none

Others Present: John Highhouse (Executive Director), Brian Polvi, Gene Melssen

New Business:

1. 850 Trumpeters Ct, Lot 4 Classic filing 6 – Miscellaneous Application for a greenhouse. Tabled from the December meeting. ACC did not address the application because it predates the policy, and the greenhouse has existed for an indeterminate period. The ACC defers any decision to the Board of Directors, citing their interpretation of the statute.
2. 19833 Kershaw, Lot 25 Highlands filing 4 – Miscellaneous Application. On 12/16/2025, the board required the owner to submit an ACC application before the next ACC meeting and follow the process for a new project application. ACC is okay with the sports court. However, before approval, the application must include a site plan showing relative distances to setbacks and property lines. To be consistent with precedent, the ACC did not approve the fence/netting. The owner would need to request a waiver from the Board of Directors for any netting with a height of 5 feet or greater. The ACC recommends that the board consider whether the current standard is appropriate for sports court netting. The board could consider revising the standard by adding a paragraph G on recreational features. The Committee reiterated its interpretation of the statute as it applies to this application.
3. 20408 Royal Troon Dr, Lot 38, Highlands filing 5 – Change Order #2 on new construction. Most changes were approved in the December meeting. On 12/11/2025, the ACC approved the new calculations that the front elevation meets the 15% stone requirement. The unfinished stainless-steel gutters and downspouts are not acceptable. The color of the gutters is the owner's choice, provided it complies with the Design Standards. That standard being that roof gutters and downspouts shall match or complement the home.
4. 1663 Lyons Down Ln, Lot 4 Highlands filing 4 – Miscellaneous Application. On 12/18/2025, in-office approval was given to replace a window with a door on the side door and add an exterior light by the door. Door color to match existing doors and trim on the house.
5. 1324 Chapel Royal Ct, Lot 47 Highlands filing 1 – Miscellaneous Application for a wheelchair lift on the SW corner of the house, near the deck. The ACC approved the project by email on 12/23/2025.
6. 845 Kings Deer Point, Lot 19 Classic filing 6 – Miscellaneous Application. On 1/7/2026, in-office approval was granted to replace the wood deck with a composite Trex Transcend deck in Spiced Rum. Deck footprint to remain unchanged.

Other Business:

1. 19205 Sixpenny - Fence waiver change order. The board reviewed the plot plan with the changed configuration. On 12/16/2025, the board approved the new configuration, subject to the condition that the enclosed area remain within the previously approved 10,000 square feet. If it is not, then the owners need to change the fenceline so that the enclosed area is within the approved 10,000 square feet. The

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ACC will conduct a site visit on Saturday at 1:30 PM to verify the fence dimensions and close out the project.

2. Rob Schlue resigned from the ACC as he no longer lives in King's Deer HOA. The Committee thanked Rob for his service to the ACC and the community.

Adjournment - The meeting was adjourned at 6:51 PM. The next ACC virtual meeting is scheduled for January 22, 2026, at 5:00 PM.

Cursory Review:

1. 20463 Hunting Downs Way, Lot 41, Highlands filing 5