



Architectural Control Committee Minutes May 25, 2023

Members Participating: Allen Alchian, Dan Snelling, Heather Cashman, Ed Topps

Members Absent: Dan Garrison

Others Present: John Highhouse (Executive Director), Nicholas Hardman, Chris Bielanski

New Business:

1. 2115 White Cliff Way, Lot 76 Highlands filing 5 – Ancillary Building Application. Detached RV garage with washup area, 1688 SF. The ACC acknowledges that they are waiving the structure to be 88 SF over maximum allowed square footage for the footprint of ancillary buildings. The owner must obtain written approval from the neighboring property owner on Royal Troon, that they accept the building location right at the 35 ft set back point. If written approval is not submitted to the HOA office, the building must be moved so that the overhangs do not encroach into the 35 ft setbacks. Once written consent from the neighbor to the setback encroachment, or redrawn site plans, is received the ACC will conduct an initial site visit.
2. 18330 Archers Dr, Lot 12 Classic filing 1 - Construction Final. Several discrepancies on the front elevation: missing window and shutters above main entrance, change from board and batten to stucco, windows on right of front door changed from 3 to 2, garage doors are different style (rectangular instead of arched). On rear elevation: glass sliding doors instead of 4 windows on right of rear patio, several windows on left rear elevation different (window with transom) than on drawing. Right elevation: Major infraction – architectural change in elevation and terrain alteration to add a walkout basement which is not on approved plans (\$600). The ACC imposed a withhold totaling \$1100 for the multiple discrepancies.
3. 19071 Malmsbury Ct, Lot 56 Highlands filing 6 – Construction and Landscape Final. Rear elevation missing a window near man door and added a window on wall to the left of deck (\$200). Right elevation missing two windows and has an added sliding door with steps (\$300). The ACC imposed a withhold totaling \$500 for the multiple discrepancies on the construction. The ACC approved to refund all landscape compliance.
4. 19031 Harrogate Ct, Lot 35 Highlands filing 3 – Ancillary Building Application. Detached RV garage with two additional stalls. 1368 SF. Owner must obtain written approval from neighboring property owner behind on Dornccliffe Rd that they accept the building location right at the 35 ft set back point. If written approval is not submitted to the HOA office, the building must be moved so that the overhangs do not encroach into the 35 ft setbacks. Once written consent from the neighbor to the setback encroachment, or redrawn site plans, is received the ACC will conduct an initial site visit. Construction sign must be posted a minimum of 10 days before approval to start the project.
5. 19039 Dornccliffe Rd, Lot 66 Highlands filing 6 – Owner states this property is ready for construction final. The ACC scheduled to photograph the property on Tuesday 5/30 weather pending.
6. 19719 Hunting Downs Way, Lot 26 Highlands filing 6 - Miscellaneous Application. On 5/1/23, in-office approval to replace windows with replacements matching the existing, stucco repairs, front door replacement, concrete patio replacement at walkout, repaint house body SW7039 Virtual Taupe, pop-outs SW7506 Loggia and trim/garage door to SW7020 Black Fox, in the above-mentioned location. Repairs only. No new construction.
7. 18710 Archers Dr, Lot 21 Classic filing 1 – Fence and Landscape Application. On 5/8/23, in-office approval given to replace existing fence with black aluminum fencing, 5 ft in height. Fence will enclose no more

area than previous fence behind the house. Add a 2 ft retaining wall, 30 ft long behind house. Add approximately 1200 SF of artificial turf to the backyard.

8. 18620 Archers Dr, Lot 20 Classic filing 1 – Miscellaneous Application. On 5/10/23, in-office approval given to replace wood deck with composite deck, brown color, and black iron railing. Deck size and footprint to remain unchanged.
9. 830 Newgate Ct, Lot 16 Highlands filing 1 – Miscellaneous Application. On 5/10/23, in-office approval given to repaint house exterior to *Weathered White*, Behr HDC-NT-21U, and trim and pop outs to *Statement White*, Behr DC-002. Horizontal lap siding replaced with board and batten on front elevation and painted Behr DC-002, *Statement White*. Replace garage doors with Overhead Door Company *Faux Cedar* steel doors. Replace exterior light fixtures. Exterior lighting must comply with specifications in the Design Standards, XXVI Exterior Lighting regarding intensity and avoiding exposing neighboring properties to glare of the light source.
10. 1654 Kings Cross, Lot 53 Highlands filing 4 – Construction Final. On 5/11/23, the ACC approved by email for the return of ½ of the compliance deposit for successful completion of the house construction. The remaining ½ of the compliance deposit is held until the inspection to determine that the minimum landscape standards have been met. The owners have until 9/30/23 to complete the landscaping.
11. 19834 Upchurch Wy, Lot 32 Highlands filing 6 – Construction Final. On 5/11/23, the ACC approved by email for the return of ½ of the compliance deposit for successful completion of the house construction. The remaining ½ of the compliance deposit is held until the inspection to determine that the minimum landscape standards have been met. The owners have until 9/30/23 to complete the landscaping.
12. 18710 Archers Dr, Lot 21 Classic filing 1 – Miscellaneous Application. On 5/16/23, in-office approval given to repaint exterior stucco to Parex USA 3015L *Basalt* (gray) and add *stone Echo Ridge Cobblefield* or *Gray Cobblefield* to front of house, detached garage, and monument mailbox.
13. 19580 St Giles Ct, Lot 89 Highlands filing 5 – On 5/17/23, sent email notifying owner of encroachment of landscape project onto golf course property.
14. 1654 Kings Cross, Lot 53 Highlands filing 4 – Fence & Landscape Application. On 5/18/23, in-office approval given to Install a 2-rail, post & rail fence (4860 SF enclosed), 5 ft tall with 2x4 welded wire on the inside in the backyard. Enhanced landscape plan to include irrigated grass area (2400 SF) and a playset in the back.
15. 1451 Castlecombe Ln, Lot 51 Highlands filing 6 – Miscellaneous Application. On 5/22/23, in-office approval given to install a playset in the backyard. Area is surrounded by existing trees.
16. 20045 Royal Troon Dr, Lot 51 Highlands filing 3 – Change Order. On 5/25/23, in-office approval given to change approved fence type from post and rail to black metal picket fence with the same dimensions, footprint, enclosed area, and height as approved fence.
17. The ACC proposed changes to Design Standards incorporating guidelines for ancillary buildings designed for use as a “guest house” as allowed by Highlands Covenants. Clarifying the term “guest house”.
18. Due to scheduling conflicts, the next ACC meeting will be held on June 22, 2023.

Old Business:

1. 19759 Kershaw Ct, Lot 7 Highlands filing 4 – Per prior ACC decision, the compliance withhold for construction project exceeding deadline was increased to \$250 per week effective 5/15/23.

Adjournment – The meeting was adjourned at 6:45 PM. The next ACC Zoom meeting is scheduled to be held on June 22, 2023 at 5:00 PM. This will be the only meeting in June.