

CEDAR HIGHLANDS HOA ARCHITECTURAL REPORT

June 13, 2024

PREPARED BY THE ARC COMMITTEE

*Structures Complete:

Application/Structure approved and under Construction:

Foss

Block 5 Lot 9 818 High Mountain View Dr.

Application submitted on 9/10/2021 for new home construction. Approved granted pending receipt of fees on 10/14/2021. *Non Refundable \$1000 Impact fee and Refundable \$3000 Deposit paid.* Portable restroom available, trash collection TBD. **COO Required.** Construction with a lot of deliveries and heavy equipment on going winter of 2023-2024 during wet months. *Foss agreed that Refundable \$3000 deposit be retained to repair roadways per Owners Construction Requirements.*

Crowther: Home

Block 6 Lot 1 898 E. Cedar Highlands Dr.

Application submitted initially on 2/22/2022 for new home construction check for \$4000.00 and paper copy of application received on 2/28/2022. *Nonrefundable \$1000 Impact fee and Refundable \$3000 Deposit paid.* Construction underway. Portable restroom available, trash collection TBD. **COO Required.** *Construction continued through wet months.*

Crowther: Pavillion

Block 6 Lot 1 898 Cedar Highlands Dr.

Application submitted for Pavilion construction 5/2/23. *Nonrefundable \$250 Impact fee and Refundable \$1000 Deposit paid.* Construction underway. All other requirements are met by Home Build.

Hatch

Block 11 Lot 3 2215 S. High Mountain View Dr.

Construction of a garden/canning Building Application submitted 2/23/22. *Non Refundable impact fee \$250 and Refundable \$1000 Deposit paid.* Construction started & nearing completion. Minor Interior items remaining. Portable bathroom and trash collection removed this week. *Construction stopped through wet months as recommended per Owners Construction Requirements. Receipt of construction verification schedule pending.*

Hatch

Block 11 Lot 3 2215 S. High Mountain View Dr.

Construction of Patio Deck Enclosure. Building Application submitted 4/24/24. *Non Refundable impact fee \$250 Paid. Refundable \$1000 Deposit not applicable. Board/ARC approval of this application took place 5/9/2024 Meeting* Receipt of construction verification schedule pending.

Collins

Block 4, Lot 14, 2134 S. High Cedar View Dr.

Application received for lot clearing submitted 9/14/2022. *Nonrefundable impact fee of \$1000 Paid.* Application completed & received 9/13/2023 and *Refundable Deposit of \$3000 paid.* Construction thought to begin Spring of 2024

Nelson

Block 2, Lot 5, 1827 S. High Cedar View Dr.

Application received for earth moving and lot clearing 8/15/2022. *Non refundable \$1000 Impact Fee paid. Refundable \$3000 Deposit paid.* Drawings submitted & construction underway. No permit posted, no portable restroom, no trash collection present at this time. *Neighboring Lot filed formal complaint reporting trespassing on their lot. HOA notified owner and problem was corrected.*

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Cole

Block 4, Lot 9, 759 E. Cedar Highlands Dr.

Application received 6/8/2022 for Daughter's new home, detached garage, and pickleball court construction. *Nonrefundable \$1000 Impact fees paid*, work awaiting commencement & *Refundable Deposit of \$3000 paid 3/7/2023* Portable bathroom available. Trash Collection Bin to be viewed. *Receipt of construction verification schedule pending.*

Hinds

Block 2, Lot 11, 1244 E. Cedar Highlands Dr.

Application received for new home 6/2/2023. *Nonrefundable \$1000 Impact fee paid and \$3000 Refundable Deposit paid.* ARC recommends approval of this application (work started without application submission, but plans indicate criteria of CC&Rs are met) Portable bathroom available and trash collection available. *Construction continued through wet months and complaint submitted for builder trucks blocking main roadway. Owner notified after continuing violations of road blocking and continued construction during wet months that \$3000 Security Deposit is non-refundable as of Board action on March 14, 2024.*

Nelson

Block 4, Lot 16

2078 High Cedar View Dr.

Lot clearing application received 6/30/2023 with *Nonrefundable \$1000 impact fee paid to clear lot.* Dirt/earth moving, Land clearing, soil testing, perc testing, engineering, plot map of structure layout is NOT considered an all-inclusive ARC application. *Proper application with all pertinent information is required. Non-Refundable Impact Fee of \$3000.00 agreed upon @ April 11 meeting and needs to be paid. Building Permit, Portable bathroom and trash collection to be placed on site.*

Heerema: Bret & Rebecca

Block 1, Lot 1, 1884 S. High Cedar View Dr

Application submitted on 2/2/2024 for new home construction. Application Complete except for a copy of the building permit. Verbal acceptance given on 5/1/2024. Construction has started. *Stucco color agreed upon with Owner's. Refundable \$5000 Security Deposit and Non-Refundable \$10,000 Impact Fee paid. Board/ARC approval of this application took place 5/9/2024 Meeting.* Portable restroom and trash collection required & needs to be on site.

Colbert: Eileen

Block 07, Lot 06, 2431 S. High Maple Circle

Application and all appropriate paperwork have been submitted 5/1/2024. *Refundable \$5000.00 and Nonrefundable \$10,000.00 Impact fee paid.* Exceptions are building permit, Portable bathroom and trash collection to be made available. *Lot inspection needed to view portable bathroom and trash collection. Board/ARC approval of this application took place 5/9/2024 Meeting.* Receipt of construction verification schedule pending.

Douglass: Clayton & Amy

Block 08, Lot 03, 1079 E Cedar Highlands Drive

Application submitted 5/2/2024 and all appropriate paperwork have been submitted for new home build. *Refundable \$5000.00 and Nonrefundable \$10,000.00 Impact fee paid.* Exceptions are building permit, updated site plan & Portable bathroom and trash collection to be made available. *Lot inspection needed to view portable bathroom and trash collection. Board/ARC approval of this application took place 5/9/2024 Meeting.* Receipt of construction verification schedule pending.

Williams

Block 02 Lot 24 2011 S High Cedar View Dr.

Construction of fixed Wood Patio Shade covers on the South & West sides. Building Application & drawing submitted 3/6/24. *Non Refundable impact fee \$250 Paid. Refundable \$1000 Deposit not applicable. Board/ARC approval of this application took place 3/14/2024 Meeting.* Receipt of construction verification schedule pending.

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New Construction needing approval:

Hahn, Steve

Block 09, Lot 06, 2091 High Mountain View Dr

Storage Shed Construction. Building Application submitted 5/24/2024. *Non Refundable impact fee \$250 Paid. Refundable \$1000 Deposit paid. ARC recommends approval of this application. Receipt of construction verification schedule pending.*

Larsen

Block 6, Lot 4, 815 High Mountain View Dr

Awaiting application for excavation around cabin.

Hilton

Block 7, Lot 4

Application for a shipping container/shed. Approval pending receipt of necessary impact fees/deposits.

Reminder:

All residents are reminded of the CC&Rs requirements when building or making any exterior improvements/additions/changes to their structure(s). CC&Rs and the forms to submit are listed on the HOA website:

www.cedarhighlandshoa.org