

# CEDAR HIGHLANDS HOA ARCHITECTURAL REPORT

March 14, 2024

PREPARED BY THE ARC COMMITTEE

## **\*Structures Complete:**

### **Hahn\***

#### **Block 9, Lot 6 2091 High Mountain View Dr.**

Electronic application for new home construction approved, *Nonrefundable \$1000 Impact fee and Refundable \$3000 Deposit paid.* Construction completed. Construction continued through wet months, recommend deposits be retained to repair roadways per Owners Construction Requirements. COO Received. Inspection of road, ditches & culverts required by roads committee.

### **Hinners\***

#### **Block 2, Lot 26, 2077 High Cedar View Dr.**

Application received for new home construction, *Nonrefundable \$1000 Impact fee and Refundable \$3000 Deposit paid.* Construction completed. Construction continued through wet months, recommend deposits be retained to repair roadways per Owners Construction Requirements. COO Received. Inspection of road, ditches & culverts required by roads committee needed.

## **Structures approved and under Construction:**

### **Nelson\***

#### **Block 3 Lot 11 2016 High Juniper Dr.**

Application for Log Home submitted 9-27-2020. *Nonrefundable \$1000 Impact fee and Refundable \$3000 Deposit paid.* Construction completed. Construction continued through wet months, recommend deposits be retained to repair roadways per Owners Construction Requirements. **COO NOT received.** Inspection of road, ditches & culverts by roads committee needed.

### **Nelson\***

#### **Block 3 Lot 12 1982 High Juniper Dr.**

Modified application for Log Home submitted 03/2022. Approved at April 2022 Board Meeting. *Nonrefundable \$1000 Impact fee and Refundable \$3000 Deposit paid.* Construction completed. Construction continued through wet months, recommend deposits be retained to repair roadways per Owners Construction Requirements. **COO NOT received.** Inspection of road, ditches & culverts by roads committee needed.

### **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.* Construction with a lot of deliveries and heavy equipment on going now during wet months. Portable restroom available, trash collection TBD. Recommend deposits 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. Construction continued through wet months, recommend deposits be retained to repair roadways per Owners Construction Requirements.

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## Crowther: Pavillion

### **Block 6 Lot 1 898 Cedar Highlands Dr.**

Paper Copy of Application submitted on 5/2/23 for Pavilion construction. **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. **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.

## Collins

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

Application received for lot clearing, **Nonrefundable impact fee of \$1000 Paid 9/14/2022.** Application complete 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. **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.

## Grimes

### **Block 4, Lot 6, 2121 S. High Juniper Dr.**

Application received for detached garage construction. **Nonrefundable Impact fee of \$750 paid and Refundable \$1000 Deposit paid.** Construction ongoing and HALTED during winter months per Owner's Construction requirements. Construction almost complete with minor Interior work remaining. Portable restroom and trash collection removed recently.

## Cole

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

Application received for Daughter's new home, detached garage, and pickleball court construction. **Nonrefundable \$1000 Impact fees paid,** work awaiting commencement. Portable bathroom available. Not able to drive into lot and trash collection TBD.

## Hinds

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

Application received for new home. **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 appears to be continuing during the winter months. Deposit may not be returned.

## Nelson

### **Block 4, Lot 16 2078 High Cedar View Dr.**

Lot clearing application received and **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 with Refundable \$3000 Deposit to be paid. Building Permit, Portable bathroom and trash collection to be placed on site.

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## **Williams: Randy & Cassie**

Block 2, Lot 24, 2011 High Cedar View Dr

Application Submitted 3/6/2024 for 2 Shade Covers: *Non Refundable fee of \$250 and Refundable Deposit of \$1000 paid.* Wood Frame with Green Metal Cover. Work to be done by Pine hollow Log Homes and match Cabin. No portable restroom or trash bin necessary. Construction to take place during the summer months.

## **New Construction needing approval:**

### **Heerema: Bret & Rebecca**

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

Application submitted on 2/2/2024 for new home construction. Application remains **pending** until all required elements of the application are confirmed received. Refundable \$5000 Impact fee and Non-Refundable \$10,000 Deposit paid. Portable restroom and trash collection required & needs to be on site.

### **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](http://www.cedarhighlandshoa.org)