



## Construction Height Review Policy

The following policy has been adopted by the Board of Directors of Heritage Hills Home Owners Association d/b/a Camelback Canyon Estates (the Association) as a part of the rules of the Association pursuant to the provisions of A.R.S. Section 33-1803 of the Arizona Revised Statutes and the Articles of Incorporation, Bylaws, CC&Rs, Rules and Policies of the Association.

When reviewing an Architectural Review Request for major modifications to a home, the Camelback Canyon Estates (CCE) Architectural Committee (ARC) and Board strive to ensure that neighboring homeowners retain their views to the extent reasonable while recognizing a homeowner's design intent.

### HEIGHT CHANGES

Changes to homes' heights can and do impact neighbors' views and therefore their property values. It is in everyone's best interest that we support appropriate changes that have minimal impact on views.

The maximum peak height that is typically approved is 16.5 feet for new and remodeled homes, excluding chimneys, and must be approved in writing by the CCE Board. A variance can be requested but must also be approved by the CCE Board. Existing heights will be grandfathered in. No two-story structures as well as any increased height that negatively affects other residents' views and property values will be approved by the CCE Board.

The CCE Board is sensitive to structural changes involving increases in height. Because each home is sited differently — on a different elevation, at a different angle to other homes, etc. — each request for any increase in height is considered individually. Homeowners requesting such increases **must indicate proposed heights** by following the process outlined below:

### PROCESS TO REQUEST AN INCREASE IN HEIGHT

The process is the same for a home remodel or replacement.

1. Any changes to a home's exterior that are visible from other properties require approval by the CCE Board after submission to the ARC. The ARC Request is available on the Web site at CamelbackCanyonEstates.org.
  - a. If a homeowner wants to first ascertain if a greater height is possible, the ARC Request Form may be submitted with just that issue addressed. Conceptual drawings with proposed height increases are required even when simply addressing increased height.
  - b. A final submission is still required with complete information about plans for a revised structure.
  - c. A preliminary approval of a height increase does not obligate the CCE Board to a final approval of a full plan submission.
  - d. Indicated heights must take into consideration any increase in ground level, including any required by the city of Phoenix.

2. Posts such as 2" x 4" piece of wood, metal or rigid plastic with flags at the top must be placed in any location where the proposed structure will be higher than the current structure as well as all corners of the building, and/or as indicated by the ARC on any proposed drawings. Construction tape should be connected between posts to show increased heights.
  - a. The posts must be large enough to be visible.
  - b. The posts must be visible from any adjacent streets as well as any homes in the other unit, as needed.
  - c. The posts can be situated on the ground or on the current structure, if any.
  - d. The posts must be braced sufficiently to remain in place for at least two weeks.
  - e. Construction tape at least 2" in width must be strung between the poles to indicate the new structure's outline.
3. Once the poles and tape are placed, the Homeowner requesting the change or the Homeowner's representative notifies CCE's community's management company representative as provided at the bottom of the ARC Request form.
4. An email notice will be sent to residents by the CCE Board to provide an opportunity to view the proposed change and submit any comments by a specific date.
5. These comments, along with other input, such as photos and measurements, will be taken into consideration by the ARC as part of its process of recommending approval or denial of the proposed change(s) to the CCE Board.

ADOPTED AND APPROVED by the Board of Directors, on the 7th day of June, 2023.