

The Village of High Cedars Quick Reference ACC and CC&R Rules

October, 2017 (supersedes all previous versions)

Please refer to CC&Rs & ACC Application for further details and rules

Ref. No.	CC&R Ref # and/or Board approval date	Rules per CC&Rs and/or Board Approval
1	9.1 thru 10.25 and Board approved 10/11/17	Architectural Control Committee approval is required for: The exterior construction, remodeling, modification, alteration, or erection of any dwelling, building, shed, deck, fence, wall, solar device, planter, or other structures such as awning, patio, patio cover, gazebo, arbor, pergola, or like item; installation of children's play equipment, above-ground or in-ground pools, major landscaping, generators, air conditioners, heat pumps, or any other outdoor structures or equipment, and painting of homes or outdoor structures (even if there is no change in the color). ACC approval is also required for planting, cutting, or removal of any tree/shrub which is more than 6 inches in diameter at a point 4 feet above ground. PLEASE CONSULT THE COMMITTEE PRIOR TO UNDERTAKING ANY PROJECT TO DETERMINE IF APPROVAL IS REQUIRED. DETAILED ACC RULES AND APPLICATIONS ARE AVAILABLE FROM ANY ACC COMMITTEE MEMBER OR THE VILLAGE PRESIDENT.
2	Board approved 10/11/17	Home exteriors, improvements, and landscaping must be regularly maintained by each homeowner to the typical standards of the High Cedars community. This includes routine maintenance such as mowing, weeding, edging, and fertilizing of lawns.
3	Board approved 10/11/17	Maximum Speed is 20 MPH on all Village of High Cedars streets
4	10.7	No parking of recreational vehicles, commercial vehicles, construction equipment, trailers (utility, boat, camping, horse, etc.) or disabled vehicles on any lot, street or area within the Village for more than 24 hours in any one week.
5	Board approved 10/11/17	Overnight street parking is not permitted. During other times, parking is allowed on only one side of the street to allow passage for emergency vehicles. Please ask guests to park vehicles in your driveway.
7	Board approved 10/11/17	High Cedars does not have street lights. As a safety/security measure, post lights on all properties are required to be on all night. If there is no post light, a porch/exterior light must be used.
8	10.17 and Board approved 10/11/17 11.4	Although the CC&Rs call for no more than one household pet, the Board acknowledges that responsible multiple pet ownership will not be considered a violation provided such pets do not cause a public nuisance such as safety concerns, unreasonable noise, being loose, or improper waste control. The Board may give written notice requiring the removal of such nuisance animals and/or impose a fine of no less than \$150 per occurrence, depending on the severity of the violation. All pets are to remain indoors unless on a leash and/or controlled by the owner. No animal may be kept or bred for any commercial purpose. No outdoor kennels, cages, or houses are permitted. \$150.00 fine for loose dogs interfering with golfers.
9	Board approved 10/11/17	Unlicensed drivers are not allowed to drive any motorized vehicles, including golf carts, motorbikes, ATV's, and the like, on any common areas or streets.
10	10.4	No fence, wall, tree, hedge, shrub or other planting which obstructs sight lines at intersections between 2 and 6 feet above roadways is permitted on corner lots, or within 10 feet of a driveway on any lot.
11	10.18	Garbage refuse, rubbish, and debris must be kept in an attractive container, suitably located and screened from public view. No building materials stored on any lot except during construction.
12	10.16	No signs or billboards except one sign of not more than 5 square feet advertising the property for sale or rent.
13	10.23 and Board approved 10/11/17	No business of any kind, including garage sales, shall be conducted on any lot. An annual "Community Sale" is acceptable upon Board approval each year.
14	10.24	No repair or dismantling of any motor vehicle is permitted except within a garage on the premises.
15	10.2 & 11.1-11.7	There are special requirements for lots bordering the golf course. Please see the Umbrella CC&R's, Sections 10.2 & XI.
16		Complaints must be made in writing to the CC&R Committee at: http://villageofhighcedarshoa.com/
17	10.8	Nuisances: No noxious or undesirable things or uses shall be permitted as determined by the Board (e.g. ducks, geese or dogs).