

The ACC has been tasked by the board to assure that the Design Guidelines are adhered to by all the residents of High Forest. The High Forest Ranch community as well as the Board of Directors tasked the ACC because of great concern expressed over the degrading quality and architectural design and interest of homes and structures being built in High Forest Ranch. In the Design Guidelines it states the ACC is here solely to protect the investment of the residents of High Forest Ranch and to protect the integrity of High Forest Ranch. The stated goal of the Design Guidelines is to promote design excellence and to insure improvements that enhance the appearance and quality of the neighborhood.

Each plan presented to this committee is judged against those standards.

1. Does the plan promote design excellence?
2. Does the plan enhance the appearance and quality of the neighborhood?
3. Does this plan protect the investments of the residents of High Forest Ranch?
4. Does this plan protect the design integrity of High Forest Ranch?

All four of the above elements must be met for a plan to be accepted by the ACC.

In keeping with the above the committee looks for consistent use of design elements on all elevations of the home. The committee is not interested in “dressing up” the front of the home to look good while neglecting the other elevations of the property. “Dressing up” the front of the home is a process used by tract builders to save money and does not enhance the appearance and quality of HF and does not promote design integrity. Our focus, on the other hand is on the architectural design and individual creativity. Due to the large lots in High Forest the sides and backs of most homes are clearly visible from the street, common areas and adjacent lots, therefore they must be in keeping with the overall design elements and quality of the home.

The “style” of a proposed home will not be a reason for not meeting the requirements of the Design Guidelines. If a particular style of home cannot be altered to meet the design standards of High Forest Ranch then it is possible that the style proposed cannot be built in High Forest.

The committee is responsible for ensuring that the designs submitted meet the standards of architectural interest and support the home values of High Forest Ranch. The committee has been put in place to ensure that past oversights in the review process are not repeated in the future, so referencing previous minimalist designs will not be a reason for the committee to accept the same in proposed projects.