



THE SPRINGS AT HIGH ROCK HOA ARC RULES DISCUSSION

**July 21, 2026 | 7:00 PM
The Springs Clubhouse**

**We shall start the meeting shortly.
Thank you for joining.**



AGENDA

- Introductions – 2 minutes
- History and Context – 8 minutes
- Some Concerns – 45 minutes
- Wrap Up – 5 minutes

SOURCE, HISTORY, AND CONTEXT

April Covenants and June Policies Meetings:

- We buy “subject to” the Covenants
- The Covenants create ARC
 - Empower
 - Review, Approve, Reject
 - Design
 - Placement
 - Color
 - Finish
 - Materials
 - Aesthetics
 - Construction oversight
- Rules consistent with Covenants

SOURCE, HISTORY, AND CONTEXT

- ARC has wide latitude
- Rules are within ARC authority
 - Consistency
 - Predictability
 - Property values
 - Reduced conflict
 - Legal enforceability
 - Fair notice
 - Deterrence

SOURCE, HISTORY, AND CONTEXT

Iterations of the Rules - Including

- 2002
 - Brief – but same substance
 - Require approval
- 2007
 - Added detail
- 2014
 - Mission creep
- 2020
 - Same (Covid influence)
- 2024 & 2025
 - Getting back to Covenants
 - i.e., How a tree is measured, minimum sq ft requirement

EXPRESSED CONCERNS WITH THE ARC RULES

- Rather than slog through the Rules (*painful!*)
- Ask how Covenants/Rules address specific questions
- Concerns have been raised
- Walk through what the Covenants/Rules say
 - About as many as we time permits today
- Hope that exercise will help us understand
 - How the covenants and Rules work
 - Options if we don't like the result
 - Etc.
- Following slides analyze some concerns
 - In no particular order

A NOTE ABOUT THE STATUTE

- Statute supersedes **SOME** (but **not** all) Covenants and Rules – 47F-1-102(c)
 - Amendment of declarations
 - Powers of HOAs
 - Board and officers
 - Upkeep and damages
 - Fines
 - Suspension of privileges
 - Assessments for common expenses
 - Liens
 - Records
 - Flags and signs
- For other subjects – Covenants and Rules control - 47F-1-102(a)
 - Some detail in following slides

CAN ARC MAKE CHANGES TO RULES

- 47F – Silent on the issue – N/A
- Covenants –
- “Art” references 8.3.95 Declaration
- “GUR” references General Use Restrictions – supplemental Declaration 8.3.95
 - Art V(a) – ARC approve or reject all plans and improvements
 - Including materials
 - Art V(c) &(d) – No building w/o ARC OK (incl. materials)
 - GUR 5 – ARC may adopt rules
 - GUR 7 – ARC reject based purely on aesthetics
- ARC Rules –
 - Introduction – Rules are necessary
 - 2 – Rules must be enforced

TREES

- 47F – Silent on the issue – N/A
- Covenants –
 - Art V(c) – No tree removal > 20' from house w/o permission
 - GUR 21 – No tree removal > 6' DIA at ground level w/o permission
- ARC Rules –
 - 2.1(b) – Document before removing
 - 2.19(b) – No trees > 20' from house w/o permission
 - 2.19(c) – No trees within Buffers
 - 3.1 – Inspection and stakeout before removal
 - 3.14 – Trees as part of Landscape Plan
 - 4.A – No construction start w/o documenting trees to be removed

LIMITS ON EXTERIOR MATERIALS

- Covenants –
 - Art V(a) – ARC approve or reject all plans and improvements
 - Art V(c) – No building w/o ARC OK
 - Art V(d) – ARC can review composition of exterior materials
 - GUR 5 – ARC may adopt rules
 - GUR 7 – ARC reject based purely on aesthetics
 - GUR 12 – Specific materials prohibited, but not exclusive list
- ARC Rules –
 - 2.1(g) – ARC must approve materials
 - 2.2 – List of excluded exterior materials not exhaustive
 - 4.C – Samples must be provided
- Can Rules expand on or interpret the Covenants? –
 - Yes, if not contrary – See above & Slide 4

MINIMUM HOME SIZE

- 47F – Silent on the issue – N/A
- Covenants –
 - GUR 2 (Phase 1) –
 - 1,800 sq feet for lake lots - 1,400 for interior lots (one lot qualifies)
 - Subsequent Phases adopted Covenants - Some changes for lots in the Phase
 - Lots in Phase 2: 1,600
 - Lots in Phase 3-4: 1,600/1,800 – 7 lots qualify for 1,600
 - Lots in Phase 5: 1,600
 - Lots in Phase 6-12 and up: 1,800
- ARC Rules –
 - 2.4 – 1,800 total - 1,200 first floor
 - Apply prospectively – Lots under older Phases and Rules grandfathered

SETBACK REQUIREMENT

- 47F – Silent on the issue – N/A
- Covenants –
 - Art V(c) – No trees > 20' from house w/o permission
 - Art V(e) – ARC may waive setback violations
 - GUR 3 –
 - 10' from side lots – 20' from side lot facing street – 50' from road
 - ARC can waive requirements
- ARC Rules –
 - 2.8 – Buildings must meet Setback/Tree Buffer plus 20' of no trees
 - 2.19(b) – No trees > 20' from house w/o permission
 - 2.19(c) – No trees within Buffers

**WE ALL
CHOSE THIS
PLACE**

- ✓ Everyone wants a beautiful neighborhood
- ✓ We may disagree about who decides —
 - ✓ Not about what we all want
- ✓ "Can we?" is pretty well settled
- ✓ "Should we?" is a fair question
- ✓ The one where we need you
- ✓ The HOA gets it wrong sometimes
 - ✓ Tell us when - That's what tonight is for
 - ✓ “The neighbor we argue with today is the one who will show up tomorrow to help when a tree comes down on our driveway.”



Thank you.

7/21/2026

The Springs at High Rock HOA

14