

**CHERRY HILLS HEIGHTS
HOMEOWNERS ASSOCIATION
February 1, 2019**

Cherry Hills Heights has restrictive covenants regarding additions or modifications to homes or property located in Cherry Hills Heights. The Conditions, Stipulations and Restrictive Covenants, ("Covenants") for Subdivision B and C of Cherry Hills Heights can be found on the neighborhood website, www.chhha.com. The Covenants state, "No building, fence, wall or other structure shall be commenced, erected, or maintained, nor shall any addition to or change or alteration therein be made until plans and specifications showing the nature, kind, shape, height, materials, floorplans, exterior color scheme, locations, and approximate cost of such structure, and the landscaping and grading plan of the lot or tract to be built upon it shall have been submitted to and approved..."

The submittal process is as follows:

Submit your plans for approval electronically in pdf format to the Hans Kuhlmann, Vice President of the Cherry Hills Heights Homeowners Association at hans@halifaxdevelopment.net and Jim Wollum, member of the Architecture Committee at jawollum@gmail.com to initiate the review process. The Architecture Committee will then assess if the proposed plan complies with the covenants and if so will send a letter of approval. Any questionable situation the Architecture Committee will call a meeting of the Cherry Hills Heights Homeowners Board to discuss and vote on the submission. A vote will be taken on whether the project meets the covenants, and a letter of approval or disapproval will be sent out promptly. If disapproved, the homeowner can modify the project and resubmit as many times as necessary. The homeowner is welcome to present their project in person and all Cherry Hills Heights home owners are welcome to comment on others submissions during the process.

Restrictive covenants are not popular with some homeowners in any subdivision. However, keep in mind they are intended to **protect each homeowner's property values** by ensuring any new home construction and remodeling or addition of an existing home maintains the neighborhood's aesthetic integrity.

The board will ask each applicant to notify, as a courtesy, each surrounding neighbor of a major change in your property before submitting the project for review by the Board. The notification will prepare your neighbors for the change and will provide the board with feedback (if any) in reviewing the

project. If you don't think your neighbor's proposed project is in compliance with the covenants, please submit your reasons in writing to the Architecture Committee. The neighborhood has retained its integrity and beauty over the years in large part due to the covenants and active enforcement of those covenants.

It is important to be acquainted with the provisions contained in the covenants so any improvement or modification contemplated for your home will be in compliance with the covenants. Any questions about the requirements contained in the covenants, or how they may apply to any changes you are contemplating should be directed to James Wollum or Hans Kuhlmann.

Building/Addition Checklist

1. Determine what subdivision, B or C, of CHH your house is located and read the appropriate covenant section.
2. Determine if review by the Architecture Committee is required. In most cases it is required if an exterior alterations is being planned, including major landscaping.
3. Prepare review documents. They can be as simple as a written description and a hand drawn sketch for minor alterations to full scale architectural plans for major additions or new houses.
4. Notify your surrounding neighbors of the planned project for any feedback to the committee on the project.
5. Submit review documents to Architectural Committee. The Architectural Committee will ask for further documentation if required. You will be notified within 2 weeks if the request is approved or disapproved.