

HIGHLAND HILLS MAINTENANCE COMMISSION  
Board of Trustees

BOARD POLICY NO. 3-1

Dated: July 1992

Last Revised: 1 Nov. 1998

(Notice: This Policy supersedes all previous HHMC Board actions related to this subject)

**TITLE: PRESERVATION OF THE ENVIRONMENT: PC&R #21**

**PRIMARY RESPONSIBILITY:** Architectural Control Committee (ACC)  
Community Environment Committee (CEC)

**REFERENCES:**

- a) HHMC Protective Covenants & Restrictions #21, 1983
- b) HHMC Board Meeting Minutes, 1 July 1992

**PURPOSE:**

Because the magnificent views and the semi-wooded building sites are preeminent assets of the Highland Hills Community, the developers were careful to include restrictions in the form of a Protective Covenant to insure its preservation. The Board of Trustees has interpreted, expanded and provided an orderly and consistent process to lend management to that portion of Protective Covenant 21 dealing with trees, fences, or any man made structure. Rules addressing aspects of the community environment are imposed by the Board through the Protective Covenants and Restrictions, and Board adopted rules, regulations, restrictions and policies.

**RESPONSIBILITIES:**

The ACC and the CEC exist to serve the ends stated in the PURPOSE above.

1) The ACC reviews all building plans, site plans and fence installations for approval and for compliance with HHMC PC&R's and Board adopted rules, regulations, requirements, restrictions and policies before such construction can begin. It also handles all tree removal requests.

2) The CEC is responsible for applying the PC&R's and Board adopted rules, regulations, requirements, restrictions and policies governing all non-construction issues, i.e. storage of RV's, trailers and boats; burning with Highland Hills; maintenance of

screening requirements for propane tanks; the placement, quality and size of signs on properties; and parking issues.