



SRHOA Special Board Meeting September 9, 2026

Agenda

- [Paul Garner, SRHOA President] Call to order of a special board meeting to consider an update to the SRHOA Design Rules.
- [Bob Altizer, SRHOA Secretary]
 - Review of the design rules adopted in August 2026.
 - Presentation of proposed September updates and supporting rationale.
- [SRHOA Directors] Vote on adoption of the proposal.
- [Paul] Adjournment



Review: August 2026 DR update

A new document “SRHOA General, Construction, and Design Rules” (“Rules”) is proposed to replace the existing 2024 Design Guidelines, including:

1. **Introduction:** Defines the purpose of the document and its mission, “to assure Skyline Ridge is developed and maintained in an architecturally pleasing and harmonious manner reflective of a premier planned community development.”
2. **Scope:** Identifies the governing documents (SCCEIA design rules and SRHOA CCRs) and the property affected, “the entirety of the development,” and the services provided and not provided by the Association.
3. **Required Review and Approval:** Defines what activities require review prior to proceeding (all construction and landscaping) and which do not (regular maintenance to maintain compliance).
4. **Compliance:** Describes the process for ensuring compliance with the Rules.
5. **Design Rules:** Gives specific design guidance on exterior paint colors, walkways, exterior lighting, yard art and planters, political signs, and landscaping.



Review: Rationale for the August update

The 2024 Design Guidelines include an introduction describing the purpose of the document and some specific design rules, most of which appear in the update.

The 2026 update now includes a **mission statement** that describes the Association's duties to its members to maintain the Skyline Ridge community.

There is a new description of the **scope** of activities performed by the Association that essentially documents current practices, such as maintaining some individual unit landscaping, and defines services not provided, such as street maintenance and operation inside a unit's security gate.

A new description of **required reviews** retains prior approval for new construction or landscaping but exempts ongoing ordinary or restorative maintenance.

A new process is introduced for documenting and managing **instances of non-compliance**, seeking cooperative resolution and avoidance of punitive action.

The language concerning specific **design rules** is clarified and updated to better reflect the intent of the rules and reduce ambiguity around compliance.



Proposed September update to SRHOA Design Rules

The August version was a significant update to previously published design rules. In preparing some enforcement actions, it was determined a couple of things needed to be added for clarity and transparency: an enforcement discretion policy and a schedule of fines. These are included in the new draft along with some updates to wording in the non-compliance policy (now with a new name) and the sample notice of non-compliance. Please note these new sections enable enforcement of the rules, they don't change them as defined in August.

- **Enforcement Discretion:** Permits the board to exercise discretion not to pursue violations in situations that are doubtful (not clearly established in the governing documents) or minor ("de minimis," not affecting safety, aesthetics, or property values).
- **Schedule of Fines:** Identifies categories and levels of violations for which fines can be levied, and the minimum amounts for each initial and additional fine.

The time frame for applying additional fines in Appendix B was changed from 7 days to 21 days after the initial cure-by date.



Appendix D: Schedule of Fines

Category (Reference)	Severity	Notice	Minimum Fine	Examples (See Reference for Details)
Architectural (SCCEIA DRs; SRHOA CCRs)	High	Initial Notice First Fine Additional Fine	\$0 \$500 \$250	Unapproved permanent or semi-permanent addition or alteration to any structure or landscaping.
Nuisance (SCCEIA DRs 2.10; SRHOA CCRs)	High	Initial Notice First Fine Additional Fine	\$0 \$500 \$250	Obstruction or interference with neighbors; anything obnoxious to the senses.
Design Rules (SRHOA DRs Section 5)	Medium	Initial Notice First Fine Additional Fine	\$0 \$250 \$150	Violation of any provision of Section 5 of these Design Rules.
Maintenance (SCCEIA DRs 2.19)	Medium	Initial Notice First Fine Additional Fine	\$0 \$250 \$100	Failure to maintain exterior stucco, paint, walkways, or other improvements.
Parking (SRHOA CCRs III.J)	Low	Initial Notice First Fine Additional Fine	\$0 \$100 \$50	RV, Boat, Trailer, dumpster, storage, or other prohibited parking.