



**HIGH LONESOME RANCH ESTATES PROPERTY OWNERS ASSOCIATION**

P O Box 215, Elfrida, AZ 85610-0215

Official website: [www.hlrpoa.com](http://www.hlrpoa.com)

Official BOD e-mail: [admin@hlrpoa.com](mailto:admin@hlrpoa.com)



**ARCHITECTURAL REVIEW GUIDELINES**

Updated/approved Aug. 2012

**PRIOR TO CONSTRUCTION OR PLACEMENT OF ANY IMPROVEMENTS UPON YOUR LAND, PLEASE PROVIDE THE FOLLOWING THREE DOCUMENTS:**

**I. CONSTRUCTION PLAN:**

- a. **DRAWING (ELEVATION) OF ANY STRUCTURES (SUCH AS: HOUSE, GARAGE, CARPORT, BARN, TACKROOM, GUESTHOUSE, OUTBUILDINGS):**
- SYTLE, SIZE, HEIGHT
  - BUILDING MATERIALS AND COLORS (EARTHTONES)
  - PATIOS AND/OR PORCHES (INCLUDE MATERIALS AND COLORS)
  - ROOF DESIGN, MATERIALS AND COLORS
  - FOUNDATION MATERIALS AND COLORS
  - WATER FEATURES (SUCH AS POOL, SPA, ETC.)
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- b. **SKETCH ANY FENCES, WALLS, CORRALS (SHOW MATERIALS & COLORS)**
- c. **LOCATION OF MECHANICAL AND ELECTRICAL EQUIPMENT (WITH SIZE AND HEIGHT OF SOLAR AND WIND GENERATORS) AND METHOD OF SCREENING. "PREFERRED LOCATIONS IS DEFINED IN THE ARCHITECTURAL REVIEW GUIDELINES AS "AVOID HILLS, RISES, AND RIDGELINES AS MUCH AS POSSIBLE TO LIMIT VISIBILITY FROM COMMON AREAS AND ADJOINING LOTS, UTILIZE BELOW GRADE LOCATIONS WHEN POSSIBLE, AND SCREEN WITH NATIVE VEGETATION.**
- d. **LOCATION OF SERVICE YARDS AND/OR STORAGE AREAS AND METHOD OF SCREENING**
- e. **SKETCH OF ENTRY GATE (INCLUDE MATERIAL, SIZE, AND COLOR)**

**II. SITEPLAN: ENLARGE COPY OF PLAT MAP OR TOPOGRAPHIC MAP WITH LOT LAYOUT: SHOW LOCATION WITHIN YOUR LOT OF ALL IMPROVEMENTS, SUCH AS:**

- a. **BUILDING PADS (AREAS WHERE STRUCTURES LOCATED)**
- b. **ROADWAYS**
- c. **FENCES, WALLS, CORRALS**
- d. **SEPTIC**
- e. **WELL SITE AND/OR WATER STORAGE AREAS**
- f. **ENTRY GATE**
- g. **SETBACKS: SHOW IN FEET (FROM ROADS, AT LEAST 100 FEET. FROM SIDES OR BACK 30 FEET. BARNS STABLES, ETC. 100 FEET FROM ANY LOT LINE.)**
- h. **ELECTRICAL PLAN (UNDERGROUND ON PROPERTY)**

III. COMPLETED ARCHITECTURAL REVIEW REQUEST FORM. FORM CAN BE  
DOWNLOADED FROM HLR WEBSITE: <http://www.hlrpoa.com/ARCReviews.html>

ANY REQUEST FOR EXCEPTIONS TO OUR CCR, ASSOCIATION RULES OR THESE  
PROCEDURES MUST BE EXPLAINED AND JUSTIFIED BY THE PROPERTY OWNER AS PART  
OF THIS ARR PROCESS.

PREPARE ONE (1) SIGNED COPY OF YOUR ARR, SITE PLAN AND ELEVATIONS DRAWING(S)  
AND SUBMIT TO: HLRPOA - ARC, P O BOX 215, ELFRIDA, AZ 85610-0215

IF YOU HAVE ANY QUESTIONS, YOU MAY CONTACT THE HIGH LONESOME BOARD OF  
DIRECTORS AT [admin@hlrpoa.com](mailto:admin@hlrpoa.com)

## HIGH LONESOME RANCH ESTATES ASSOCIATION Architectural Review Guidelines

Prior to construction or placement of any improvement upon your lot, please provide the following information:

### A. Sketch Plan:

1. Drawing (elevation) of any structures, such as house, garage, carport, barn or tackroom, guesthouse and all outbuildings, showing:
  - a. Style, size and height.
  - b. Building materials and colors
  - c. Patios and/or porches (include materials and colors)
  - d. Roof design, materials and colors
  - e. Foundation materials and colors
  - f. Water features, such as swimming pool, spa., etc.
2. Sketch any fences, walls, corrals (include materials and colors)
3. Location of mechanical and electrical equipment and method of screening
4. Location of service yards and/or storage areas showing method of screening
5. Sketch of entry gate (include materials and colors)

### B. Site Plan

1. Enlarge copy of plat map or topographical map w/lot layout and show location within lot of all improvements including:
  - a. Building pads/envelope (area where structures are located)
  - b. Roadways
  - c. Fences, walls, and corrals
  - d. Septic
  - e. Well site or water storage area
  - f. Entry gate
  - g. Setbacks (shown in feet from the roads and side and rear lot lines)

### C. Submittal

1. Prepare two (2) copies of your plans and submit to:

Annette Gardner, Managing Agent, Cadden Parfrey Services, 7355 N. Oracle,  
#110 Tucson, AZ 85704
2. If you have any questions, call Kathy, your local land broker at 1-800-700-5997 or Annette, your managing agent at 520-297-0797.

APPROVED THIS 15<sup>TH</sup> DAY OF DECEMBER, 2000

By: 

President, High Lonesome Ranch Estates

## High Lonesome Ranch Estates ~ ~ Architectural Review Request

**Prior to construction or placement of any improvements on your land, please read your CCR's and provide the following information to the Architectural Review Committee (ARC) for review and approval:**

**Name:** \_\_\_\_\_ **Lot #** \_\_\_\_\_ **Date Submitted** \_\_\_\_\_  
**Contact information (Address, telephone #, email)** \_\_\_\_\_

**A. Construction Plan - - Complete this checklist with the following information:**

Attach drawings and/or pictures of your home that provide elevations and floor plan. See samples.

Style of home and/or outbuildings planned: \_\_\_\_\_  
*(i.e. Ranch, Pueblo, Spanish, Southwestern)*

Size / Square footage - approximate (optional) *(i.e. 4br, 2 1/2 bath, 2 car garage, fireplace)*

House - Width:	Ft	x	Ft	Barn/Stable/Outbuildings	Width:	Ft	x	Ft
Height:	Ft	x	Ft		Height:	Ft	x	Ft
Depth:	Ft	x	Ft		Depth:	Ft	x	Ft

House exterior material: \_\_\_\_\_ Exterior color: \_\_\_\_\_  
 Patio/Porch exterior material: \_\_\_\_\_ Patio/porch color: \_\_\_\_\_  
 Roof style & material (non-reflective): \_\_\_\_\_ Roof color: \_\_\_\_\_  
 Foundation exterior material: \_\_\_\_\_ Foundation color: \_\_\_\_\_

Water Features (check box if not applicable)

<input type="checkbox"/> Water Storage	<input type="checkbox"/> Tank	Material _____	Color _____
<input type="checkbox"/> Spa	<input type="checkbox"/> Hot Tub	Material _____	Color _____
<input type="checkbox"/> Pool	<input type="checkbox"/> Pond	Material _____	Color _____

**B. Site Plan - - Attach an enlarged copy of plat map or topographic map with lot layout. Indicate the location of all improvements, such as:**

1. Proposed location of home, garage(s), Barns/stables, outbuildings
  2. Roadways for ingress, egress or any culvert placement(s) across washes.
  3. Septic tank & drain field, well site (pump house), solar and/or water storage.
  4. Fences, walls, corrals, cattle guards      Material \_\_\_\_\_ Color \_\_\_\_\_
  5. Mechanical / Electrical & screening plan      Material \_\_\_\_\_ Color \_\_\_\_\_
  6. Entry gate or signage      Material \_\_\_\_\_ Color \_\_\_\_\_
  7. Service and/or storage areas      Material \_\_\_\_\_ Color \_\_\_\_\_
  8. Setbacks from property lines (shown in feet) *please note the following:*  
 Front - *at least 100 feet*, side and back - *at least 30 feet*, barns, stables - *at least 100 feet*
- Electrical Lines - *to be underground within your property*

**C. Submittal - - Prepare two (2) copies of your plans and submit to:**

Annette Gardner, Managing Agent Cadden Community Management 1870 West Prince Road ~ Suite 47 Tucson, AZ 85705	If you have questions about any of the submittal items, please call 520-591-7418 or you can email us at: <a href="mailto:board@hlrpoa.com">board@hlrpoa.com</a>
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**Be sure to include your name, contact information and lot # with your submittal (revised 15Jun2006)**