



1462 W. Highland Meadows  
Williams, AZ 86046  
(928) 635-0376  
General Architectural Guidelines  
Revised 9-01-22

It is the intent of Highland Meadows Development to promote architectural design compatible and in harmony with the natural setting and landscape.

**I. Architectural Style and Exterior Materials**

Residences will be primarily mountain lodge with rock and timber accents, Colorado lodge, Prairie style, Farm House or Ranch, Log homes or Cedar side homes, Stone and Wood homes fitting into the forest setting are most accepted. **A-Frames, Colonial-Style, Domes, Southwest Stucco/Tile Homes are Not Permitted!**

Exterior materials should be natural materials that blend and are compatible with the native landscape. The predominant exterior materials will consist of wood and stone.

The use of aluminum siding, fiber glass siding and 4' x 8' hardboard sheets is prohibited. Bright, untarnished copper or other metallic surfaces shall be treated to reduce reflections.

Materials used for exterior surfaces of all structures shall blend in color, hue and tone with the characteristics of the surrounding natural terrain and forest to avoid high contrast. **LRV 35<**

**II. Roofing Material**

Architectural shingles, wood shake, metal, slate materials are permitted. Rolled or tin roofs and tiles are **Not Allowed!** All roof penetrations must be painted to match roof material color. Roofs must have character and not be a one truss roof line. Roof pitch must be **at least 5:12** on standard truss packages.

**III. Exterior Colors**

The color of exterior materials must generally be **subdued to blend with the natural landscape** and the exterior color must be as close as possible to the color of the indigenous stone and soil. Natural tones are required. **In No case will colors approaching the primary range (red, blue, yellow and white) be permitted, nor will bright reflective colors be allowed. No white window frames allowed!**

**All colors must be approved by Architectural Board. Paint colors must be a LRV of 35 or lower to be acceptable paint tone. If colors are questionable, a painted siding board must be submitted. All repaints MUST be approved before painting can begin.**

All outbuildings, landscape ornaments, fencing, detached garages, must be submitted for review and approval. Materials used must be consistent with style and colors of the residence. Driveways shall be exposed aggregate, brick pavers or concrete. All other materials must be submitted for approval.

**IV. Fencing**

Materials that are permitted are split rail, finished block wall with stone accents or wrought iron. Barbed wire, chain-link, picket fences, and white rail fences are **NOT Allowed!** All Privacy Panels must be submitted for review and each project will be assessed depending on the lot environment. (trees or open field)

**V. Exterior House Lighting**

**All exterior lighting must be of a low level subdued intensity**, directed downward, recessed, shielded or frosted glass, so that the light source is not visible.

#### VI. Mechanical Equipment

All electrical service equipment, sub panels and mechanical equipment shall be painted and screened to match the surrounding wall color and to blend with the surrounding natural terrain. Roof mounted equipment is prohibited. Vents shall be painted to match the roof or adjacent wall color screened or integrated into the design of the structure.

#### VII. Solar Applications, T.V., Satellite Dishes and Antenna

Active solar applications can result in excessive glare and reflections. They must be integrated into the structure or landscaping on a lot and must not be visible from any other lot. Satellite dishes must be less than 22 inches in diameter and side mounted to the home. Visible rooftop dishes or antennae are prohibited. No free-standing dishes or antennae will be allowed in the yard.

#### VIII. Garages

Detached and RV garages must be similar to the design of the residence. Aluminum and fiberglass siding are prohibited. No white garage doors. **No garage can be built alone on a lot, must be in conjunction with the build of a new home. Primary Home Must be Built First.**

#### IX. Prefabricated Buildings

No building that is constructed off-site and requires transportation to any lot, whole or partly assembled will be permitted. Storage sheds require prior committee approval.

#### X. Height of Structure

No building may exceed thirty feet (30') in height measured from the median point of the natural existing grade to the highest point of the roof.

#### XI. Size and Scale

The home must be a minimum of one thousand four hundred square feet (1,400 sq. ft.) livable. House should be compatible in scale with the existing neighborhood.

#### XII. Landscape (Complete within one year of a new built home, front only)

All lots must be maintained; weeds cut. All landscape improvements may include both indigenous and non-indigenous species. **All plans for landscaping to be submitted for approval.** Front landscape must be completed within one year of finished construction.

#### XIII. Construction Period

All construction must be completed **within twelve months** of breaking ground. All trash must be contained and removed from site regularly. Each site is allowed one construction trailer/office. **No travel trailers, motor homes are allowed on any lot during construction. No over night stays are allowed on any lot at anytime prior to certificate of occupancy.** No driving over adjacent lots to access construction area.

All garbage must be contained from start of construction. Contractors are responsible for their sub-contractors.

#### XIV. Design Review

The following items must be submitted for architectural review:

1. Site plan (to be kept by architectural review committee, showing all structures, driveway, parking area, fences, retaining walls and entry lights.)
2. Floor plans;
3. Roof plans;
4. Building section;
5. Elevations;
6. Paint color for all exterior painting
7. Roof material sample and color.
8. Exterior Lighting Samples
9. Rock Sample



**XV. Subsequent Changes and/or Additions**

Construction additions or other improvements to the residence or lot, changes during construction or after completion of an approved structure must be submitted to the architectural review committee. This includes all buildings, storage sheds, fences and entry structures. All additions to home must match in color the existing home and completed in a reasonable timeframe.

**XVI. Signs**

During the course of construction there may be one (1) sign displayed, advertising a building contractor. Sign may not be more than six square feet (6 sq. ft.) in size and not more than four feet (4') in height. No signs are to be nailed on trees. All signs must be maintained; bent, knock over, peeling, etc. Or they are subject to removal.

**XVII. Storage**

No storing of enclosed trailers, flat bed trailers, tractors, vehicles, is allowed on any lot at any time during or after construction is complete. Storage sheds and garages are encouraged to be used to store all items of this type. All storage sheds must be constructed of the same material as the home and finish colors to match home. **No tarps in public view are allowed to store items on lot. All garbage receptacles (Trash Cans) must be stored out of public view.**

**XVIII. Waivers**

**The Architectural Review Committee may grant waivers at any time at their discretion. Any waiver does not constitute a change in policies nor set a precedence that such waivers will continue. The Committee reserves the right to modify guidelines as necessary to promote harmony within the development.**

**XIX. Exterior Accents**

All homes & garages must have accent rock on the exterior. Please submit sample of rock at time of review.

**XX. Spec Homes & Licensed Contractors**

All spec homes must be built by a Licensed General Contractor in order to be built to sell. Owner builders must hire a Licensed General Contractor if their intent is not to live in the home for 1 year prior to selling. See Arizona Statue Title 32 Chapter 10

**XXI. Exterior Lighting & Yard Lighting**

Flood Lights are NOT permitted on the home or in the yard. All yard lighting, solar and low voltage for both fence lighting and walkway lighting, MUST Be Approved. The neighborhood likes to honor the "Dark Sky Ordinance", so to enjoy our beautiful stars and not be obstructed by lighting and glare at night.

\*See CC&R's for additional restrictions and use of land.

**\*Please ask for a Review Form when ready to submit any changes to your existing home or if you are planning on building a new home in Highland Meadows.**



1462 Highland Meadows Drive  
Williams, AZ 86046  
(928) 635 0376  
Architectural Guideline Review & Approval Form

Owner: \_\_\_\_\_

Lot #: \_\_\_\_\_ Site Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Contractors Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_ License #: \_\_\_\_\_

**Items Submitted: \* Required for new home construction**

<input type="checkbox"/> Site Plan*	<input type="checkbox"/> Exterior Elevations*	<input type="checkbox"/> Remodeling/Additions
<input type="checkbox"/> Fencing/Panels	<input type="checkbox"/> Exterior Lighting plan*	<input type="checkbox"/> Re-Painting
<input type="checkbox"/> Floor Plans*	<input type="checkbox"/> Storage Shed	<input type="checkbox"/> RV Garage

**Building Specifications**

Square Footage: \_\_\_\_\_ Stories: \_\_\_\_\_ Total Height: \_\_\_\_\_

**Samples Submitted: \* Required for new home construction/Re-Painting Exteriors**

Exterior Material\*: \_\_\_\_\_ Color: \_\_\_\_\_ (LRV35<)  
Exterior Accents\*: (Stone)Required: \_\_\_\_\_ Color: \_\_\_\_\_  
Roofing Material\*: \_\_\_\_\_ Color: \_\_\_\_\_  
Exterior Trim Color\*: \_\_\_\_\_ (No White Trim)(LRV35<)  
Exterior Lighting Fixtures\*: \_\_\_\_\_ (all exterior lighting must reflect downward and bulb must be hidden by fixture.)

Window Frames\*: \_\_\_\_\_ (No white window frames!)

Fencing: ☐ Wrought Iron ☐ Split Rail ☐ Panels Stain Color: \_\_\_\_\_ Height: \_\_\_\_\_

Garage Door Color\*: \_\_\_\_\_ (NO white garage doors)

**Specifications for Site**

Material for Driveway: \_\_\_\_\_  
Location of Detached Structure/Addition: \_\_\_\_\_  
Location of Fencing/Panels: \_\_\_\_\_

One set of plans returned

\_\_\_\_\_ Approved \_\_\_\_\_ Disapproved

\_\_\_\_\_  
Approved by

\_\_\_\_\_  
Date

**Approved subject to the following:**

No changes can be made to the finishes of color, rock, location of home, etc., without a new approval From the board. **Please note** that any changes made without approval could result in **NO!!** CofO From the City of Williams.

\_\_\_\_\_  
\_\_\_\_\_  
The City of Williams will permit after the committee has approved all drawings, color samples and site plans. If you are approved subject to submitting additional items; you are given 30 days from the date of approval to submit needed materials.

**Contractors:**

No camping or overnight stay on any lot during or after construction. No driving over adjacent lots when accessing construction site. Contractor is responsible for all Sub Contractors. All garbage must be contained from start of construction and NOT blow throughout the development. Contractor is responsible to keep all mud off of roads when driving on/off construction site. No Construction Material of any type can be stored on roadway. All roof penetrations must be painted to match roof.

**Note: Landscaping:** Front yard landscaping must be completed within one year of home completion. Contractors building spec homes must complete front yard landscaping prior to sale of home.

\_\_\_\_\_  
Builder Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date