

Highland Shores Architectural Committee 2026 Update

Jenny LeBlanc, Arc Committee Chairperson

Tony Gaines, Arc Co-Chair

Kim Kilpatrick, Arc Secretary

Recent Lot Activity

- ▶ Tony Gaines has his garage/apartment nearly built, once completed will begin home construction, all approved by Arc Committee (lot 6)
- ▶ Payton Downs has cleared his lot (lot 20)
- ▶ Jason and Tonya Jones have cleared their lot, submitted most of the paperwork for new construction (lot 40)
- ▶ Matt Dutton has begun clearing his lot (lot 14)
- ▶ Jeff and Jenny Sandlin have added their dock and started their bluff stairs (lot 29)
- ▶ 3 recent requests for new construction applications for newly purchased lots
- ▶ 9 new owners in Highland Shores!

Why we updated our Arc Guidelines

- ▶ Why have HS property values tanked?
 - ▶ No activity, no building, no lot sells
 - ▶ Losses in property values exceeding 50% in some cases
- ▶ Realtors reported losing sales due to overly strict HOA Covenants and Restrictions and Arc Guidelines
- ▶ Our HOA restrictions were too invasive, deterred potential buyers
- ▶ The HOA has been working against our best interests instead of working towards them
- ▶ Arc Committee decided to meet to relax our guidelines
- ▶ Since then, we have seen a large uptick in lots sold
- ▶ We predict that new construction, improved common area, and sense of community will bring our property values back up within a few years!

Updates to Arc Guidelines

- ▶ Updates were made in January of 2025
- ▶ No limit on construction time frame (still needs approval, easily extended)
- ▶ Lot owners may now act as their own home builders
- ▶ Metal siding/roofs are now allowed (upon new construction approval, must be tasteful and aesthetically pleasing)
- ▶ Fencing, greenhouses, sunrooms, screened porches, hot tubs, patios, decks, pools, and play equipment will now be less restricted, pending approval
 - ▶ Still no chain link fences
 - ▶ Still needs to be aesthetically pleasing and make sense for our property values, but the strict guidelines on materials, types, colors, and locations have been removed
- ▶ Applications have been simplified, and application fees removed
- ▶ Regulations on animals/pets has been removed, as this is referenced in the C&R

Updates to Arc Guidelines

- ▶ Some restrictions have been removed for:

- ▶ Landscaping
- ▶ Vegetable gardens
- ▶ Rock gardens
- ▶ Flagpoles
- ▶ Permanent grills
- ▶ Mailboxes
- ▶ Air conditioners
- ▶ Trashcans
- ▶ Firewood
- ▶ Rain barrels
- ▶ Storage of vehicles

- ▶ These items will still be expected to be tasteful and aesthetically pleasing
- ▶ Storage of boats and campers in open view is now allowed
- ▶ Trailers, mobile homes, and non-operational (junk) vehicles stored in open view are still prohibited
- ▶ We now allow campers and storage trailers to be utilized/set up on lots during approved new construction time frame only (these were completely prohibited before)
- ▶ Other minor changes

Proposed Change to C&Rs

- ▶ Potential buyers are very interested in short term rentals
- ▶ HOA board did some research to see if this is something we would allow or want
- ▶ STR's in other neighborhoods on the lake have been lucrative and successful, and rarely (if ever) cause any issues within neighborhoods
- ▶ We think this would also help in getting lots sold, and contribute to increased property values
- ▶ Covenants and Restrictions already allow for rentals, but we think there should be specific wording regarding STR
- ▶ These are proposed changes, and not yet a call to action
- ▶ Once we have a quorum, we will be voting on adding language to the C&R's concerning short term rentals
- ▶ We would love your input on STR regulations!
- ▶ Plan to form a committee on STR pending this language being officially added

Proposed Change to C&Rs

- ▶ This is just for your review, pending vote and attorney approval
- ▶ Open for discussion
- ▶ The first proposed change is to add the words “**uses or**” to Article VI of the HS Covenants document, Section 6.02 (c) so it reads as follows:
 - ▶ (c) The actions of the ARC in the exercise of its discretion by its approval with conditions or disapproval of plans, **uses or** other information submitted to it, or with respect to any other matter before it, shall be conclusive and binding on all interested parties subject to appeal as provided in the By-Laws.

Proposed Change to C&Rs

- ▶ The second proposed change is to edit Article VIII, Section 8.23 of the Covenants document to read as follows (changes are in red below).
- ▶ Section 8.23 Leasing **and Renting**. The owner of a lot shall have the right to lease or rent (pursuant to Article VI, Section 6.02 and this Article VIII, Sections 8.01 and 8.23) such residential structure, subject to the following conditions: (a) All leases shall be in writing and for a minimum term of **~~ninety (90) days one hundred eighty (180) days~~**. (b) All rental agreements shall be in writing and preferably on standardized Airbnb or VRBO rental or similar agreements and for a term to be **developed by the ARC Committee**. (c) The lease **and rental agreements used** by homeowners shall be made specifically subject to Highland Shores documents, and any failures of tenant to comply with Highland Shores documents shall be a default under the lease or rental agreement. (d) **ARC shall use its best efforts to extract and monitor key elements of all Highland Shores Documents as well as current and future ARC standards suitable to provide and hold owners, tenants, renters, and lessees accountable to standards set forth by the HS Governing documents, members of the HS Board and the ARC.** (e) The owner shall be liable for any violation of Highland Shores Documents committed by the owner's tenant without prejudice to the owner's right to collect any sums paid by the owner on behalf of the tenant.

Let's Build a Community!!

- ▶ Our goal is not just to bring back our property values
- ▶ We aspire to create an enjoyable, close-knit community!
- ▶ Lots are selling, houses are being built, new activity bringing life to our development
- ▶ THANK YOU for trusting us with this responsibility, we take it very seriously and look forward to enjoying our future neighborhood
- ▶ Questions? Comments?