

Petition to Amend HOA Design Guidelines

Motion to allow shared wall attachments, such as trellises, in the rear yard

Relevant Documents

Design Guidelines

Rules and Regulations - Article V (Walls)

CCRs - Article 13 (Party Walls and Other Shared Structures)

Statement of Reasons for Proposed Change

The current guidelines prohibit attaching trellises (and other fixtures) to shared walls. This restriction is based on the concern that attachments, if done incorrectly, may damage the walls, which are shared property. Because it is difficult to verify structural soundness, the HOA has opted to prohibit wall attachments altogether.

However, wall-mounted trellises and other wall attached fixtures in the rear yard are:

- Not visible from outside the property;
- A popular and practical homeowner need;
- Subject to uneven outcomes, since limited enforcement options end up punishing rule-abiding homeowners while others proceed without consequence.

The concerns above can be addressed by adopting safeguards such as:

- Limiting installations to approved attachment methods and materials;
- Requiring a homeowner acknowledgment of liability for any wall damage;
- Providing simple verification options, such as submitting photos of the mount or using pre-approved vendors (with optional in-person review subject to a fee).

With these safeguards in place, wall-mounts would not cause any harm to the community, while improving aesthetics by allowing vines to grow naturally along walls and reflecting real homeowner preferences.

Proposed Board Resolutions

Resolution 1: Allowing Wall Attachments

The Skye Hills Board of Directors approves the following addition to the HOA Design Guidelines:

2.3.8 Shared Wall Attachments

Attachments to perimeter or shared walls (including trellises, lighting, cameras, decorative elements, or other fixtures) are permitted only if:

- The proposed attachment complies with all other applicable guidelines (e.g., materials, aesthetics, visibility).
- Only HOA-approved attachment methods and materials are used.
- The homeowner submits an application with sufficient documentation (such as photographs, installation details, or use of an HOA-approved vendor).
- The homeowner signs an acknowledgment of full liability for any damage to the wall or community property resulting from the attachment.
- The Design Review Committee reserves the right to require verification (such as photos or inspection) at the homeowner's expense.

With these safeguards, attachments shall be considered compliant and may be installed subject to standard design review.

Resolution 2: Amnesty for Existing Wall Attachments

The Skye Hills Board of Directors approves the following compliance amnesty:

- Homeowners with existing attachments to perimeter or shared walls may voluntarily declare these attachments to the Design Review Committee within 90 days of this resolution.
- If the declared attachment meets the updated **2.3.8 Shared Wall Attachments** guidelines, the attachment shall be deemed compliant.
- If the declared attachment does **not** meet the updated guidelines, the HOA will not pursue enforcement action, provided the attachment poses no immediate safety hazard or structural risk.
- This amnesty applies only to attachments in place as of the effective date of this resolution. Future attachments must comply with **2.3.8** and undergo standard design review.