

To Board of Directors, Highland Ranches Property Owner's Association

Dear board members,

The purpose of this letter is to request a variance from the CC & R requirement for a 6/12 roof slope and to explain the reasons for this request.

We hired an architect, Jack Hawkins of Hawkins and Associates, whose work we admired and found to be elegant, artistic, beautiful, and to very high standards. Jack also shared our philosophy of designing residences that are in harmony with their natural surroundings.

Immediately upon asking Jack to design our home in Highland Ranches, we sent him a copy of the CC & R's. He said that the only rule that might be an issue was the 6/12 roof pitch requirement, but he was not overly concerned because the variance process appeared to be straightforward.

On a site visit, we and Jack selected a site that is near an impressive rock outcropping and has excellent views to the north and east. The site is in a dense pinon pine/juniper forest and is secluded, being approximately 500 feet from Yellowjacket Road. Jack then proceeded with a design that he felt took advantage of the views, while blending in well with the environment. The design was also fitting with our living space wishes. The design is such that a minimum of natural vegetation and contouring is disrupted. For example space for protection from fires is provided by the driveway, patio, garage, etc. The result is a design which we find to be elegant and highly appropriate to the setting, a building which will be virtually unnoticeable by other property owners, allowing them to look out and see trees and mountainsides, rather than buildings.

Jack specifies very high quality products in his designs and the expected cost per square foot of \$315 will likely be one of the more expensive properties per square foot in the area. It will in no way detract from property values. This design does not however meet the 6/12 roof pitch. Natural materials will be used and the colors will be shades of brown, blending very smoothly into its surroundings.

As designed, 85% of the structure will be below tree height. If a 6/12 roof pitch is used, it would add 12' to the roof height, making the house more noticeable and less well blending into its surroundings.

At the October meeting of the Board of Directors, Jack Hawkins presented our proposed plan to the board and attending property owners. We appreciate that we had the opportunity to present the project to the community and were pleased that responses were all positive. The design of the house may be viewed at the web site: [hawkinsarchitecture.com](http://hawkinsarchitecture.com) (Green residence).

In summary, we feel that the project is of high quality, will be minimally seen due to its location, and will be a positive contribution to the community. Thank you for your attention.

Sincerely,  
Mark Green and Susan Mears  
1550 Yellowjacket Road (Lot 155)