

**HIDDEN MANOR HOMEOWNERS ASSOCIATION, INC.**

**BOARD RESOLUTION**

**BOARD OF DIRECTORS**

**ARCHITECTURAL CONTROL COMMITTEE GUIDELINES FOR RV GARAGES AND HOME ADDITIONS:**

Upon Motion duly made, seconded and carried, the following resolution was adopted by the Board of Directors on 10/09/2025.

**RESOLVED** that due to the recent recordation of the First Amendment to the Hidden Manor CC&Rs on August 8, 2025, Maricopa County Document No. 2025-457590, which now permits the construction of both attached and detached RV garages and other accessory building structures, this proposed ACC Guideline/Rule is created pursuant to Paragraph 4 of the Hidden Manor CC&Rs in order to maintain architectural consistency within the community and to continue to align with aesthetic standards and the single story provisions of Paragraph 5 of the Hidden Manor CC&Rs.

**PURPOSE:** To provide clear guidance for homeowners as large RV garages, other home additions, and accessory buildings are becoming increasingly popular and could have the potential to impact the view for neighboring lot owners, as well as affect the overall aesthetic standards of the neighborhood. The ACC has requested the adoption of a new architectural guideline addressing the height and look of proposed attached or detached RV or other garages, new accessory buildings/structures and new home additions.

At the request of and with the concurrence of the Board of Directors, the following will be the official Architectural Control Committee policy, guidelines and rules to ensure a consistent and harmonious appearance throughout the community while preserving the architectural integrity of Hidden Manor.

**ARCHITECTURAL CONTROL COMMITTEE POLICY/RULE/GUIDELINE:**

Effective immediately, proposed detached and attached RV garages, regular garages, new home additions and additional buildings/structures will be considered for approval by the Architectural Control Committee provided that the project in question meets the following criteria:

- The finishes must match the existing home in terms of material, color, and architectural style, or as close as reasonably possible if original materials are no longer available.

- The roofline must architecturally match the roofline of the existing residence and the roof height for both attached and detached RV garages shall not exceed 20’.
- Other home additions must also match the architectural design and roofline of the existing residence and are limited to single stories except as permitted in Paragraph 5 of the current CC&Rs for the south side of Libby.
- Additional dwelling units must match the architectural design and aesthetic look of the primary residence and shall not exceed a maximum roofline height of 16’.
- All applicable setback lines must be strictly adhered to in compliance with the setbacks set forth in the current Hidden Manor CC&Rs and First Amendment thereto, along with any additional setback requirements by Glendale.
- The Board of Directors reserves the right to grant height variances for hardship cases on a case-by-case basis for those owners of two-story homes permitted on the south side of Libby, as set forth in paragraph 5 of the current Hidden Manor CC&Rs.

This Resolution and the above criteria do not in any way limit the ACC from also considering any and all additional factors as set forth and provided for in Paragraph 4 of the CC&Rs when reviewing any Architectural Approval Request Form submitted to the Committee for approval or disapproval.

  
*Nate Infurna*

NATE INFURNA, President

  
*K. Sullivan*

KELLY SULLENS, Secretary

  
*Courtney Bourland*

COURTNEY BOURLAND, Member

  
*Steve Pear*

STEVE PEAR, Member

  
*Mechell Carmichael*

MECHELL CARMICHAEL, V-President

  
*Cedar Mulligan*

CEDAR MULLIGAN, Treasurer

  
*Ryan Hendricks*

RYAN HENDRICKS, Member

  
*Connie Kiser*

CONNIE KISER, Member