

## ACC DESIGN GUIDELINE FOR HEIGHT OF STRUCTURES

No structure on a residential lot within Sandia Heights Development shall be higher than 26 feet. Height is measured from the natural grade of the lot at any point of measurement. Excluded from this restriction are vents, and chimney flues and their immediately surrounding supporting material.

(It should be noted that this height restriction may be more restrictive than the heights of structures allowed by Bernalillo County. This is deliberately so, and this Guideline shall be controlling.)

***Purpose:** This guideline is established to ensure that all structures on residential lots comply with the spirit and intent of covenant restrictions prohibiting full two-story structures, and covenant restrictions requiring conformity and harmony of external design of each building to the Subdivision as a whole.*

*This guideline is intended to provide general standards of design and construction. The Architectural Control Committee retains the right to grant variances to this and all guidelines in its sole discretion for site-specific reasons.*

*Application for any variance shall be separately made in writing, and in accord with the ACC policy relating to Variances.*

***Authority:** The SHHA Board of Directors, on August 11, 2021, recognized and adopted ACC Design Guidelines contained in the ACC Handbook and published on the SHHA website as Community Documents binding upon all SHHA members and activities.*

*(Guideline Effective September 18, 2024)*