

## **1.0 PURPOSE – STANDARDS & RESTRICTIONS**

The purpose of this document is to describe the architectural standards and the use restrictions that have been established for the Saddletree Homeowners' Association, Inc. The Standards and Restrictions have been put in place in order to provide a safe and pleasant atmosphere throughout the community and to protect the property values of the Homeowners (as stated in the Declaration of Covenants, Conditions and Restrictions). A copy of this document will be provided by request. These are the restrictions for the subdivision set forth as of May 16, 2017. (last revised, July 13, 2017)

The purpose of this document is to explain and clarify the various regulations so Homeowners will better understand their responsibilities toward maintaining the excellence of the community.

## **2.0. BACKGROUND**

The Saddletree Homeowners' Association Architectural Control Committee Regulations Document is to provide the Saddletree community and the Board of Directors to manage Association operations as set forth in the Covenants: Article Four, Architectural Control and Article Six, Use Restrictions.

The Board also has the responsibility for maintaining and enforcing architectural standards and use restrictions. The Architectural Control Review Committee assists the Board in the enforcement of the use restrictions.

## **3.0 REGULATIONS & RESTRICTIONS**

**3.01 Construction Standards** – (Reference Covenants, Article 4, Architectural Control, 4.02 Approval of Plans and Specifications AND Article 6 – Use Restrictions, 6.06 Prohibited Structures)

Review Procedure: The Architectural Control Review Committee has the responsibility to review, with the authority to approve or disapprove, any exterior construction, addition, erection, or alteration to property. No exterior construction, addition, erection, or alteration to property will be permitted without the prior written permission of the Architectural Control Review Committee. The objective of the review procedure is to ensure compliance with the specific standards/regulations as set forth in this document and the Covenants.

**3.02 Fences** (Reference Covenants, Article 4 -Architectural Control, 4.02 Approval of Plans and Specifications AND Article 6 – Use Restrictions, 6.18 Fences)

- a. Lot Fence: No fences shall be constructed prior to their approval by the Committee. In addition, fences shall not exceed six (6) feet in height. No chain link, wire or plastic type material allowed. Examples of materials permitted for construction/installation are, but not limited to, cast or wrought iron, treated wood, brick, etc. All fences shall be maintained for upkeep as required (includes, but not limited to, repairs, replacement, painted, stained, or treated) to keep in accordance with Covenants Article 6.20, Lot Maintenance. The Committee shall review for design and materials. In no case shall fences protrude any closer to the street than the front of the house.
- b. Animal Fence (especially for dogs) – Reference Covenants Article 6 – Use Restrictions, 6.14 Animals
  - All invisible electrical fence installments must show some type of display visible from street or sidewalk (a small sign is appropriate).

**3.03 Outbuildings & Other Structures** – (Reference Covenants, Article 4 -Architectural Control, 4.02 Approval of Plans and Specifications AND Article 6 – Use Restrictions {ALL})

a. External structures such as storage sheds/shacks, shops, carports or similar structures are prohibited (not allowed).

- Exception – A detached garage is acceptable. Detached garage must be constructed of the same exterior materials as the main residence home. The Committee shall review for design and materials. A garage is defined as an enclosed shelter for motor vehicles/automobiles.

b. Any hot tub, pool, or similar structure must be located in a rear privacy area and not highly visible. Aesthetically pleasing in-ground swimming pools may be approved once proof of all local city codes including fencing requirements are met (including utility building/structure needed for housing tools, pump, chemicals and all other items required to support and maintain a swimming pool). (Note: City requires fencing.) Above-ground pools are not permitted (not allowed).

c. Playsets:

- Swing Sets and Treehouses: Metal or wood swing sets will be allowed, with a maximum height of 14 feet. Treehouses of wood construction are allowed. Treehouses included in swing sets existing on a lot at the time of purchase are allowed to remain on the lot as is.
- Location: Swing sets and treehouses must be located no closer to the front lot line than the rearmost corner of the residence, and no closer to the side lot lines than the outermost corners of the residence.