

SADDLE CREEK HOMEOWNERS ASSOCIATION

ARCHITECTURAL GUIDELINES SUMMARY OF ARTICLE V – ARCHITECTURAL CONTROL AND ARTICLE VII - RESTRICTIONS OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

Guidelines: All plans must be submitted in writing, have plat (site) plan attached as well as one or more elevation views if warranted. All requests must allow 30 days for review by the Board of Directors unless there is a time constraint; in which event, please notify the Board of your deadline and it will make every effort to meet your deadline. No work should begin until approval has been received.

- 1) **IMPROVEMENTS** - No improvements, alteration, repair, change in paint color, excavation, change in grade, planting, landscaping or other work which in any way alters the exterior of any lot shall be commenced until plans and specifications showing nature, kind, shape, height, materials and location are submitted on an Architectural Request Form to the Board of Directors and have been approved in writing by the Board of Directors. All approved improvements MUST BE COMPLETED within 60 days of receipt of letter from the Board of Directors unless otherwise stated in the architectural approval letter. Each addition to, or change in, the originally approved project must be submitted separately to the Board of Directors for approval.
- 2) **SHEDS** – No two story or metal sheds of any type are permitted. Must be located in such a place that cannot be easily seen from front or side street. Color should be neutral or match house colors. Sheds require permanent foundations using aesthetically appealing materials where visible. Concrete slabs must not exceed dimensions of building unless they are hidden from view. Visible foundations must be described in request for approval.
- 3) **BOATS/CAMPERS/TRAILERS/CARS** - No permanent parking of boats, campers, trailers, unlicensed or inoperative motor vehicles outside of completely enclosed garages or inside a six-foot fence is permitted.
- 4) **SATELLITE DISHES** - Must be located in such a place that cannot be easily seen from front or side street. They may be located on the roof of the house if not visible from the street. The placement of any outside antennas or discs must be approved by the Board of Directors.
- 5) **FENCES** – May not project past front of house and must be no higher than 6 feet. Fences must be neatly maintained (damaged or missing boards replaced) in a manner consistent with other fences in the neighborhood. Height, shape, material and location, including elevation drawings, must be described in request for approval. No chain link fences are permitted.
- 6) **DECKS** - Must be neatly maintained in a manner consistent with other decks in the neighborhood. Height, shape, material and location, including elevation drawings, must be described in request for approval for any addition or remodeling.
- 7) **POOLS/HOT TUBS** - Pools must be in-ground and must be completely fenced. City zoning requires a minimum of a four-foot fence. No above-ground pools are permitted. Uncovered hot tubs can either be on a deck (provided the deck has a gate that can be locked) or can be in a fenced yard, provided the gates to the yard can be locked. If the hot tub is not behind a fenced and gated area, it

must have a cover that is kept locked. The installation of a pool or hot tub must be approved by the Board of Directors.

- 8) No improvements of any type may project into an easement of any type.
- 9) **PAINT** - House, shutters and doors – Must be consistent with color scheme of neighborhood houses. Any change in exterior paint color must be approved by Board of Directors. A paint sample of the color and detailed explanation of what is to be painted must be submitted with the request for approval.
- 10) **EXTERIOR LIGHTING** - New lighting must be consistent with other lighting in the neighborhood. Any change not consistent with original lighting design must be approved by Board of Directors.
- 11) **LAWN ART** - Is limited to one statue in front yard and may not exceed 12” in height.
- 12) **FURNITURE** – All patio/lawn furniture is to be located on porch or in back yard.
- 13) **SIGNS** - Will be limited to one “For Sale” sign or temporary sign. All temporary signs must not remain for more than 72 hours. Temporary signs include advertising a garage sale or contractors’ signs displayed during the construction of improvements.
- 14) **TRASH CANS** - Must not be located in front of house. Trash cans must be removed from the street by the end of the day that trash is picked up.
- 15) **LANDSCAPE** - Must be plants native to the area and not block view of driveways or intersections. All landscaping must be neatly maintained.
- 16) **STONE WALLS** - Must have very little visible mortar shown between stones. Walls must not change drainage of the site. Railroad ties are not permitted in front yards.
- 17) **CONCRETE PADS** - Should be in a reasonable location and must not change drainage of the site. Concrete pads will be limited to driveway extensions of single car width and foundations for storage buildings. Detailed explanation of what the intended use and plans for landscape screening of slabs must be submitted with the request for approval.
- 18) **BASKETBALL GOALS** - Permanent basketball goals must be approved by the Board of Directors. Goals along curbs/easements are not permitted. Portable goal rims must not extend over curb or street and cannot be placed in the street.