

Saddle Creek Homeowners Association
Rules & Regulations
(revised 02-10-2023)

Below are Rules and Regulations that have been created by the Board of Directors. They are guidelines for Co-owners for proposed modifications. These Rules & Regulations have been revised and drafted together with the Board of Directors. These Rules & Regulations are put in place to ensure that Saddle Creek remains a first-class residential site condominium project and that it shall be maintained at all times in accordance with high standards consistent with such use.

It is intended that the Board of Directors of the Association may make rules and regulations from time to time to reflect the needs and desires of the majority of the Co-owners in the Condominium. Reasonable regulations consistent with the Act, the Master Deed and these Bylaws concerning the use of the Common Elements may be made and amended from time to time by any Board of Directors of the Association, including the first Board of Directors (or its successors) prior to the Transitional Control Date. Copies of all such rules, regulations and amendments thereto shall be furnished to all Co-owners.

Any deviations from the following regulations should be submitted to the Board with sufficient information as to why the deviation is necessary. All deviations are subject to Board approval and will be final.

Assessment Amounts of Fines Levied

- 1st Offense – Written Warning No Fine
- 2nd Offense or Failure to act on 1st Notice - \$50 Fine
- 3rd Offense or Failure to act on 2nd Notice - \$100 Fine
- 4th Offense or Failure to act on 3rd Notice - \$500 Fine

Electric Powered Vehicles (EV's) and Electric Vehicle Charging Units

The use, maintenance and storage of electric powered vehicles must be in compliance with Article VI, Section 7 (Vehicles) of the Saddle Creek Association Bylaws. The installation of electric vehicle charging units on the exterior of home units and/or within the Co-owner's exterior lot limits is prohibited. The installation of electric vehicle charging units is allowed within the interior of Co-owner home or attached garage units. No prior approvals are needed for installing such units. It is the responsibility of the Co-owner to obtain the required government reviews and approvals for the charging units. The charging of electric powered vehicles must be performed only within the confines of Co-owner garages. Vehicles may not be charged while located on driveways or public roadways.

Whole House Standby Generators

Homeowners are permitted to install and use "whole house" standby generators. The generators are to be installed either behind the residence or on one of the two sides. Generators are not

permitted to be installed in the front of a residence. The color of the generator cover/shell must be of a neutral color. For generators installed on the side of a residence, appropriate landscaping in the form of shrubs or other plantings will be required that, upon maturity, will be equal to or greater in height than that of the generator. At a minimum, this landscaping should be planted in front of the side of the generator facing the street and the non-wall side parallel to the residence. The landscaping shall take place at the same time of generator installation, or in the case of winter installations, at the start of the following April - October planting season. The homeowner must complete the Saddle Creek Alteration Modification Form, provide the landscaping plan and obtain Board of Directors approval **PRIOR** to starting the installation process. Homeowners who installed whole house standby generators prior to December 15, 2022 without obtaining the required Board of Directors approval will be granted retroactive approval for their generator installations. However, they are now required to comply with the generator landscaping requirements noted above or risk having their retroactive approval disallowed.

Swimming Pools

The Board must approve pools prior to installation. Pools are to be in-ground style only and be located in the backyard of the property, not protruding beyond the side of the house or garage so as to be visible from the street. The outside of a pool wall shall not be located less than six (6) feet from any rear or side lot line. There shall be a distance of not less than four (4) feet between the outside pool wall and any building located on the same lot. No swimming pool shall be located less than thirty-five (35) feet from any front lot line or any existing dwelling unit on abutting property. No swimming pool shall be located in an easement. The pool should be designed in such a way that overflow (pool and rainwater) is directed away from neighboring property as much as possible.

Hot Tubs

Hot Tubs, Saunas, Jacuzzi's, must be approved by the Board prior to installation. Permitted units shall be located in the rear of the residence only, be incorporated with the landscaping and shall extend no more than 12' from the residence. Hot tubs must include a cover that can be locked when the hot tub is not in use.

Pool Fencing

All areas containing swimming pools so used and capable of holding water to a depth of 24 inches or more when filled to capacity shall be completely enclosed by a fence not less than four feet or more than six feet in height. The gates shall be of a self-closing and latching type, with the latch not readily available for children to open. Gates shall be capable of being securely locked when the pool is not in use for extended periods. Pool fence shall be wrought iron style and black in color. Location of fencing shall be no closer than six (6) feet to the property line and no further than twelve (12) feet from the pool wall. No fence may extend on the lot forward toward the street beyond the rear of the house or garage.

Sheds and Outbuildings

Storage sheds and outbuildings of any kind are not permitted in Saddle Creek.

Flag Poles

Flag poles may be allowed with approval of the Board. You must submit an Exterior Alteration Form with plans.

Outside Activity Equipment

Outside activity equipment such as children's play structures, swing sets, trampolines, etc, must be maintained in the rear yard of the homeowner's site.

Children's Play Structures

Approval from the Board is not required for children's play structures provided they comply with the following restrictions. Many of these structures contain raised platforms in addition to play features like swings, slides, sand boxes, etc. No portion of the play structure shall have any side enclosed by more than 60% of the surface area and may not contain glass or plexiglass windows and must be painted or stained in a color to conform to the general aesthetics of the home and surrounding area. The enclosed portion of the structure should be raised from the ground by at least 36". The appearance of the structure and surrounding area must be maintained (stained, repairs, etc.) to the highest standards. They must be in excellent working condition at all times. These structures may not be used for storage of any kind.

Firewood Holders

Approval from the Board is not required for firewood holders. According to the by-laws, out buildings of any kind are not permitted. However, the Board understands that many homes have wood burning fireplaces, which require the storage of firewood. Therefore, the Board will allow firewood holders under the following criteria. Firewood holders must be in the back yard with at least one wall common with the house or garage. The dimensions are to be no greater than to accommodate one (1) face cord of wood (2' deep x 4' high x 8' wide). The structure must be at least 4" off the ground. The top of the structure may be no more than 6' high and must use materials to conform in style with the Page 2 of 4 exterior design and cosmetics appearance of the house. It must be enclosed at the top and both ends and remain exposed in the front.

Antennas and Dishes

Antennas that are to be installed for the reception of terrestrial over the air signals must be installed on the rear of the home above the lower roofline with no mast extending more than one foot above the roof's most upper ridgeline. These types of antennas shall have as low a profile as possible so that the impact to your surrounding neighbors will be at a minimum. The installation of any antenna shall meet all governmental codes and regulations. With the advent of newer low profile high gain antennas for over the air high-definition television signal this could be accomplished with an antenna as small as three feet long and six inches wide. Dish antennas that are to be installed for the reception of non-terrestrial signals that are directionally dependent

must be installed on the home in a manner that will be safe to any and all types of personal contact. The dish should be eight (8) feet from the ground at a minimum and shall meet all governmental codes and regulations. Due to the directional nature of dish antennas, it is sometimes necessary to remotely mount them from the home due to line of site problems if this is the case the homeowner will need to submit a plan in writing to the Board for approval. This plan shall include location, materials, height and landscaping that will be used to soften the installation from neighboring sites.

At no time shall any antenna of any kind be permitted to be installed on any part of any community commons grounds.

Common Areas

The common areas within the subdivision are there for the enhancement and enjoyment of all residents. Some of these elements are utilitarian in nature, some are not, however all of these areas are there for the use and enjoyment of all. Lots do not extend into these elements and the restriction of use of these elements is strictly prohibited.

Driveway Extensions

Driveway extensions must be approved by the Board prior to installation. It is permissible for a homeowner to extend the driveway to the left or right as long as it does not extend past the face of the garage. Concrete, brick pavers or similar material may be used with suitable sub base support.

“Three & Four Season” Rooms

“Three & Four Season” rooms must be approved by the Board. They should be constructed to blend with the home and to maintain the harmony of the subdivision. All materials, but not limited to, shingles, siding, brick, windows, doors & trim, must be similar in color and style as the home. All windows, screens & doors must be framed and trimmed similar to the home. All window and screen sills must be at least 12" from the floor. Page 3 of 4 All structures shall be erected upon a foundation (which may be exposed up to fifteen (15) inches above grade) constructed on suitably permanent material extending below the frost line. Sloping roof pitches are to be a minimum of 6/12 for functional and aesthetic reasons. Only new materials and no used materials shall be used in the construction of a residential structure. No aluminum siding shall be installed on a residential structure.

Exterior Alterations within Sites

Exterior Alterations to home sites MUST be approved by the Board prior to work done.

1. Trim color must match the color of siding or be white when it pertains. Approval is only required if the homeowner is changing colors.
2. Wood replacement on home must be approved if changing to a different material. No approval necessary for replacing rotted wood with new wood. Color of the replaced wood must match the siding or be white where it pertains.

3. All color changes to siding and brick must be approved.
4. Front door and shutter color changes must be approved by the Board. Color changes must be submitted with the original color and proposed new color for review by the Board.
5. All roof replacements must be submitted to the Board prior to install. No approval necessary if replacing with the same color/style as existing roof.
6. Window replacement must remain the same style and design as the builder installed with muntin bars on all windows. No etched designs allowed.
7. Garage Doors may be of the same style as the builder installed door. Garage Doors that are not the same styles of the original builder door must be approved by the Board. Plans must be submitted for review and approval before changing the garage door. Color of garage doors must be the same color as trim or siding and proposed changes from the original color must be submitted to the Board for approval.