

SADDLE MOUNTAIN ESTATES PROCEDURES AND GUIDELINES FOR BUILDING APPLICATIONS

The Saddle Mountain Estates, Board of Directors, which has been duly appointed by the Saddle Mountain Service Corporation to insure compliance with the Protective and Restrictive Covenants applicable to Saddle Mountain Estates, hereby proposes to the persons desiring to build homes or other structures in The Maronick First and Second Additions to Saddle Mountain Estates, the following procedures and guidelines which will govern decisions of the Board of Directors. These procedures and guidelines are not intended to be exclusive, but rather are offered to inform residents of Saddle Mountain Estates of those factors that will be taken into consideration in determining whether or not proposed residences or other structures conform to the Protective and Restrictive Covenants, are esthetically compatible with other structures, and are in keeping with the general décor of the subdivision. It is the purpose of the Board of Directors to enforce the Protective and Restrictive Covenants in order to continue to provide a reasonably uniform plan for the development of Saddle Mountain Estates.

I. PROCEDURES

BEFORE BEGINNING TO BUILD: All parties intending to erect any buildings in Saddle Mountain Estates must first submit plans and specifications; including a plot plan showing the location of the proposed dwelling and other structures on the lot, to the Board of Directors for approval. The plans, specifications, and related documents shall be submitted by the parties at a regularly scheduled Board of Directors meeting. Following discussion, The Board of Directors shall approve or disapprove the proposed plans, and its decision shall be in writing. The Board of Directors shall act no later than the next regularly scheduled Board meeting following submission of the plans. If immediate action is required, a special Board of Directors meeting may be called at the Board's discretion to act on the plans.

II. GUIDELINES

In addition to the requirements set forth in the Declaration of Protective and Restrictive Covenants, the following additional considerations will be considered by the Board of Directors in determining whether or not the proposed structure is esthetically compatible with the existing structures and in keeping with the general décor of the subdivision. These guidelines are not intended to be exclusive. They are intended to serve as an aide to the Board of Directors in its efforts to determine whether proposed structures are in keeping with the general décor of the subdivision.

- A. All dwellings shall be constructed in accordance with and meet the minimum specifications set forth in the International Building Code, 2021 Edition; except for outbuildings under 400 square feet not covered under this code, which must be built using good building practices. Deviations and waivers from those standards may be granted by the Board of Directors upon written application having been submitted by the applicant and good cause having been shown. Such waivers shall be granted in the sole discretion of the Board of Directors.

- B. All plans submitted to the Board of Directors shall include a plot plan showing the location of the proposed dwelling(s) and other structures on the lot. Structures should be located so as not to interfere with the quiet enjoyment of other property owners.
- C. In the event that a contractor proposes to construct two or more houses as part of a common plan or scheme, the contractor shall insure that the size and external appearance of the dwellings shall be reasonably different so as to avoid the appearance of “tract housing.”
- D. The exterior of all dwellings shall be painted or stained in earth tone colors. No bright colors shall be allowed. No new construction or new additions utilizing metal siding or roofing on either new or existing dwellings, garages or outbuildings, shall be permitted without prior approval of the Board of Directors.
- E. The completion of construction as set forth in the approved plans shall be within one (1) year from the start of construction; provided, however, exceptions may be granted in case of painting, when the same is prohibited due to weather conditions.
- F. All dwellings must have a garage which shall be of good quality, permanent type construction, esthetically compatible with the whole premises and the subdivision, and of a similar material and design as the house.
- G. All homes must have more than one (1) bath.
- H. To be compatible with existing dwellings and the established décor of the subdivision, all dwellings which are less than 1,200 square feet in size must have basements. Dwellings which are larger than 1,200 square feet need not have basements.
- I. All exterior lighting, except that which is attached to permanent structures, or is low-level landscaping enhancement lighting, or temporary holiday lighting must be approved by the Board of Directors. The type and location of all detached or independent lighting, including light-sensitive or dusk-to-dawn lighting, shall be approved by the Board of Directors prior to installation. In no case shall the location, brightness or intensity of any lighting be such that it will disturb adjoining property owners, or create a traffic safety issue.

These procedures and guidelines have been adopted for use by the Saddle Mountain Service Corporation. They are not intended to be exclusive. Additional guidelines may be adopted by the Board of Directors as the need arises. In addition, these existing guidelines may be changed by the said Board of Directors

Approved by vote of SMSC Board on April 15, 2024

Signed: April 15, 2024.

SADDLE MOUNTAIN SERVICES CORPORATION

By: *Thomas Hillesland* .

President, SMSC Board of Directors