

# SADDLE CREEK FOREST

## Architectural Review Board

This document describes the fees associated with improvements to properties in Saddle Creek Forest that are subject to Architectural Review.

### Category 1 – Site Clearing Only

- Defined as the clearing of a lot utilizing mechanical equipment (Bulldozer, Backhoe, etc.)
- Burning of cleared vegetation is NOT allowed.
- Final inspection will be performed by the ARB or Association Management Company after the lot is cleared and prior to the return of Clean Site / Damage Deposit.

### Category 2 – New Home Construction

- Defined as the construction of a new residence (primary or secondary).
- Deposits, Road Fund fees and Inspection Pre-pay fees from Category 1 may be applied to Category 2 upon written request to ARB.
- First inspection when notified by Contractor that Foundation forms are in place prior to concrete pour.
- Monthly inspections will be performed to ensure the project progresses as approved and the site is kept clean.
- Final inspection when notified by Contractor that new home is complete and must be performed prior to the return of the Construction Deposit.
- Burning of cleared vegetation is NOT allowed.
- Other inspections will be scheduled at the discretion of the ARB.

### Category 3 – New Home Construction with Site Clearing

- Defined as the construction of a new residence (primary or secondary) with Site Clearing.
- First Inspection done after Culvert, Temporary Driveway, Silt Fencing, Portable Toilet and Builders Sign are in place.
- Second inspection when notified by Contractor that foundation forms are in place prior to concrete pour.
- Monthly inspections will be performed to ensure the project progresses as approved and the site is kept clean.
- Final inspection when notified by Contractor that new home is complete and must be performed prior to return of Construction Deposit.
- Burning of cleared vegetation is NOT allowed.
- Other inspections will be scheduled at the discretion of the ARB

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### Category 4 – Major Modifications or Additions to an Existing Structure

- Defined as changes to an existing structure that alters the footprint, elevation, foundation, roof or material of construction of the exterior of an existing home.
- Addition of any structure, pool, landscaping or other improvements requiring the use of mechanized construction equipment.
- Contribution to Reserve Fund for Road Maintenance can be waived upon request provided no concrete is poured or no mechanical equipment is utilized in the construction.
- First inspection when notified by Contractor that Foundation forms are in place prior to concrete pour.
- Other inspections will be scheduled at the discretion of the ARB.

### Category 5 – Additional Building or Accessory Structures

- Defined as any additional structures to the property that do not alter the footprint, elevation, foundation, roof or material of construction of the exterior of an existing home, such as but not limited to, sheds, barns, storage buildings, or playhouses that are 150sf and larger.
- Final Inspection is performed when property owner claims completion of project and must be performed prior to refund of any deposit.

### Category 6 – Minor Modification to Existing Home, Buildings and Other Improvement

- Certain modifications specified in the DCCRs require approval by the ARB. However, these are considered to be minor modifications/maintenance/repairs to existing home, buildings and other improvements which do not require a review, an inspection or any fees. Examples of these improvements are: maintenance or repairs to an existing structure that do not alter the footprint, elevation, foundation, roof or material of construction to the exterior of an existing home or any existing buildings on the property, i.e., repainting of exterior areas with same color, replacement/repairs to shutters or gutters, minor roof repairs, screening methods for propane tanks, trash cans or pool equipment, swing sets or playground equipment etc.
- Other modifications do require a review and inspection prepay fee. These include other changes to an existing structure that do not alter the footprint, elevation, foundation, roof or material of construction of the exterior of an existing home; or any existing buildings on the property not included in the previous sections however do include painting exterior areas with a new color, installing shutters, installing gutters, structures under 150 sf, major landscaping, etc. and also include changes or improvements to the exterior of properties not covered by other categories.