

SADDLE CREEK FOREST Architectural and Site Design Guidelines

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1.0 Introduction

1.1 Objective of the Guidelines

This document is intended to establish the guidelines for developing properties in the residential community known as Saddle Creek Forest in Waller and Grimes Counties, Texas. The standards of design expressed in this document describe the "vision" of the community through procedures that are clearly outlined and informative and consistent with the requirements in the Saddle Creek Forest Governing Documents.

Our intent is to expedite your process of building an exceptionally high quality residence. We may review and revise these Guidelines, as necessary to reflect changing conditions. Any changes will be noted in a separate amendment with a corresponding date in the lower right corner of the Guidelines.

1.2 Relationship to Legal Documents

These guidelines are intended to be complimentary to the Governing Documents of Saddle Creek Forest. A listing showing the other documents and the established Order of Precedence is provided as an attachment to this document.

1.3 Community Master Plan

Saddle Creek Forest is a planned gated community that includes approximately 1048 acres located on Riley Road in Waller and Grimes Counties. The community includes three ponds, parks, playgrounds, picnic areas, day stables with riding arena and walking / riding trails.

Throughout the development of Saddle Creek Forest, it is the intent of the Saddle Creek Forest Property Owners Association to protect the natural features of the property. Consequently, these Design Guidelines will reflect that concern in their approach toward the design, review and construction of residences within Saddle Creek Forest.

2.0 Organization & Responsibilities of the Architectural Review Board

2.1 Mission and Functions

The Saddle Creek Forest Architectural Review Board (ARB) has been established by the Saddle Creek Forest Property Owners Association (Association) to assure an attractive, compatible, and aesthetically pleasing community.

The ARB works with the Governing Documents to determine the approvability of projects submitted to them. The final decision of the ARB may be based on purely aesthetic considerations. It is important to note that these opinions are subjective and may vary as committee member's change over time.

The Association reserves the right to revise the structure of the architectural review process, revise and update the design guidelines as well as the performance and quality standards to respond to future changes.

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2.2 Membership

The ARB is comprised of 3 to 5 members appointed by the Association. One of these ARB members must be an experienced professional Home Designer/Builder or Professional Architect. The Association shall appoint a board member to act as the Board Liaison (Liaison) to the ARB. The right to appoint members to the ARB shall be retained by the Association.

2.3 Scope of Responsibility

The ARB has the following responsibilities:

- A. Evaluating each of the plans submitted by an owner for adherence to the design guidelines and compatibility of the design with the adjoining sites and common spaces.
- B. Recommending approval of all new construction.
- C. Monitoring the design and construction process in order to ensure conformance with the Governing Documents.
- D. Enforcing the Design Guidelines through special assessment or self-help as described in the Governing Documents.
- E. Interpreting the Governing Documents and Design Guidelines at the request of the owners.
- F. Recommending approval of all modifications to existing structures, including but not limited to walls, fences, material replacements, renovations, additions and landscaping.

Final approval of all site preparation, construction, remodeling or exterior improvements is retained by the Association. That authority is hereby delegated to the Board Liaison to the ARB provided absolute alignment to the governing documents exists. ANY VARIANCE FROM THE GOVERNING DOCUMENTS OF SADDLE CREEK FOREST CANNOT BE GRANTED BY THE BOARD LIAISON OR THE ARB. VARIANCE REQUIRES APPROVAL BY VOTE OF THE BOARD OF DIRECTORS OF THE ASSOCIATION AT A REGULARLY SCHEDULED OPEN MEETING.

2.4 Enforcement Powers

Any structure or improvement that is placed on any home site without ARB approval is considered to be in violation of these guidelines and the Covenants. The ARB has the power to issue a stop work order and request that the non-conforming structure be brought into compliance at the owner's expense. Should the owner fail to comply with the requests of the ARB, the ARB will act in accordance with Article 9.9 of the Covenants to bring the non-conforming item into compliance.

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The ARB retains the right to inspect properties at various times during the construction process. The ARB is charged with the responsibility of providing the Association with a final inspection report indicating that the property has been developed according to approved drawings, that the property is complete and that the property is ready for occupancy.

2.5 Limitation of Liability

Approval by the ARB does not constitute a representation of warranty as to the quality, fitness, or suitability of the design or materials specified in the plans. Owners should work with their architect and or contractor to determine whether the design and materials are appropriate for the intended use. In addition, approval by the ARB does not assure approval by any governmental agencies that require permits for construction. Owners are responsible for obtaining or ensuring that their architect or contractor obtains all required permits before commencement of construction. The Saddle Creek Forest POA, its board members, any committee, or member of any of the foregoing shall not be held liable for any injury, damages, or loss arising out of the manner or quality of approved construction on or modifications to any home site. In all matters, the ARB and their members shall be defended and indemnified by the Saddle Creek Forest POA as provided in Article 4.6 of the Covenants.

3.0 The Design Review Process

3.1 Review of Plans

The ARB will review the property owners design submissions as received from the Saddle Creek Forest POA Management Company. The ARB review process shall not exceed 30 days from electronic receipt and notification by the Saddle Creek Forest POA Management Company. The ARB is responsible for reviewing the architectural and site requirements in accordance with the Governing Documents. The ARB's experienced professional or Architect will review submittals prior to distribution to other members of the ARB in order to determine the approvability of submittals.

Once all ARB members have had the opportunity to review and comment on the submittals, the liaison to the ARB will provide the final decision to the Saddle Creek Forest POA Management Company. Submission requirements are outlined in Section 9.3 of the Covenants and Section 5.01 of these guidelines.

In the event that submittals are found to be incomplete or not in compliance with the Governing Documents, the owner shall be notified, the submittals shall be made compliant and complete and the review cycle shall begin again.

3.2 Conditions of Approval / Rejection of Plans

Approval by the ARB shall in no way relieve the owner of responsibility and liability for the adherence to any applicable ordinances, codes or the Governing Documents. Plans submitted for review or any portion thereof may be disapproved upon any grounds, which are consistent with the purpose and objectives of the ARB, including purely aesthetic considerations.

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3.3 Architectural and Contractor Requirements

All plans for the construction of dwellings and other buildings or significant structures within Saddle Creek Forest shall be designed and drawn by an architect who is registered and licensed in the State of Texas or an experienced professional home designer. Foundation Plans shall be approved and stamped by an architect who is registered and licensed in the State of Texas. Septic System plans shall be approved and stamped by a Sanitary Engineer who is registered and licensed in the State of Texas.

3.4 Final Review after Rejection Notice

During final review, the designer submits a final set of construction drawings for the project. These drawings should address all the conditions imposed by the ARB and restrictions. The ARB reserves the right to make design comments on any plan during this review.

3.5 Additional Meetings with the ARB

If an application for approval is denied or conditions are unacceptable, the applicant may request an additional meeting to discuss the plans with the ARB or an ARB representative. If an applicant is not satisfied with the decision of the ARB after the additional meeting, the applicant may request an appeal through the Saddle Creek Forest Property Owners Association. This appeal shall be placed on the agenda of the next general meeting of the Saddle Creek Forest Property Owners Association.

3.6 Variances

From time to time, the Design Guidelines or existing site conditions may impose an undue hardship that may inhibit construction on a particular home site. In such case, the applicant may submit a written request for a variance to the ARB. Only the Association through its Board of Directors has the authority to grant variances to the Governing Documents. No variances are allowed unless the applicant has received a written notice of approval from the ARB. Any variance granted is unique and does not set any precedent for future decisions of the Association or the ARB.

3.7 "Clean Site" Bond

The "Clean Site" bond/deposit amount has been established and published by the ARB. The purpose of the deposit is to assure compliance to workplace clean site standards. The owner of the property may be charged the costs associated with correction of work not deemed to be in compliance with established "Clean Site" standards at the discretion of the ARB or Saddle Creek Forest POA Board of Directors. Charges will be deducted from the deposit, and the balance or the deposit will be refunded to the builder upon completion of home construction.

3.8 Design Review Fees

Design review fees can be established and published by the Saddle Creek Forest Property Owners Association. The intent of these fees is to cover all expenses related to the processing of applications for construction. The Association reserves the right to change or waive these fees from time to time without prior notice. The "Clean Site" bond

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(if imposed) must be included with the submission. Submissions received without the "Clean Site" bond could be considered incomplete, and will be returned to the Owner. The Association reserves the right to change the amount at any time without notice.

3.9 Final Approval

The final approval letter is issued to the property owner by the Saddle Creek Forest POA Management Company after the Liaison to the ARB has approved the submitted plans for construction.

4.0 The Construction Process

4.1 Construction Time Limit

The exterior of all dwellings and other structures must be completed within one year after the construction of same has commenced, except where such completion is impossible or would result in great hardship to the owner or builder due to strikes, fires, national emergency, or natural calamities as deemed by the ARB. If an extension is needed, the builder may submit an extension request, including projected completion date, in writing to the ARB. Failure to complete the project within the deadline will result in a special assessment, self-help measures, or other enforcement rights as set forth in the Covenants. If construction has not commenced within six months after the date of the final approval, it shall be deemed to have expired unless applicant, prior to such expiration date, has requested and received an extension in writing from the ARB.

4.2 Builder's Sign

Builder signs shall be installed at the start of the New Home Construction. The sign shall remain properly installed throughout construction. All signs must be approved by the ARB. All signs must be placed no closer than 10 feet from the front property line and 25 feet from either property sideline. The sign must be professionally painted and lettered, cannot be any higher than 48 inches from the ground to the top of the sign and shall be no larger than 36 inches by 36 inches. The sign must include the builder's name, phone number and the property address. Subcontractor signs are not allowed on the property. Any additional signage or displays found on a jobsite may be removed at any time without warning.

4.3 Portable Toilet

One portable toilet is required for each new home construction site requiring more than seven (7) days of construction. No construction may be started without a portable toilet. Placement of the portable toilet is not allowed on the road right of way or ditch. Portable toilet must be located behind the builders sign. **Workmen are never permitted to use restroom facilities at any Saddle Creek Forest amenity.**

4.4 Construction Site Access

A construction entrance must be installed prior to the start of any work on the lot; the minimum size of culvert required for the construction entrances is 18". Culverts shall be reinforced concrete pipe (RCP). Culverts will be kept clear during construction. The construction entrance will be maintained until a permanent entrance has

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been construction then returned to pre-construction condition. The entrance must be built to eliminate the tracking of mud onto paved roads. Contractors are responsible for keeping mud, dirt etc. off the roadway. Any mud, dirt or other construction debris tracked onto roads must be cleaned immediately. Contractors will be responsible for any damage to roads, road shoulders and ditches. All repairs to damaged areas must occur during the course of construction. No dumping or burning of debris is allowed in the roads, road shoulders or ditches. Contractor, its subcontractors and suppliers shall observe all posted speed limits and other signage throughout the Saddle Creek Forest development.

No construction is to be performed on Sundays or on the following Holidays: Easter, Fourth of July, Thanksgiving, Christmas and New Year's Day. Workers must start no earlier than 6:30 am and leave the job site by 7:00 pm each day.

4.5 Erosion

Every property owner submitting documents for approval must provide written documentation that the property being developed is in compliance with current TCEQ regulations addressing construction activities where soil disturbing activities (including clearing, grading, excavating) are conducted.

The property owner is solely responsible for controlling erosion of the property onto adjacent properties, drainage easements or structures. Each submittal must include a Storm Water Protection Plan (SWPP) providing details on the proposed methods of controlling erosion during construction. No construction shall begin in absence of a SWPP. Should periodic inspections discover failure to act in exercising this requirement, work will be ordered stopped and the Association may authorize remediation and correction of deficiencies. Costs of all deficiencies will be deducted from the Clean Site deposit.

For additional information concerning TCEQ permitting requirements, you can call (512) 239-1000 or access their web site at <http://tceq.state.tx.us>.

4.6 Site Maintenance

Only usable construction materials may be stored on a construction site. Dumpsters must be installed on site prior to foundation form removal and remain until such time as trash and construction debris can be removed daily.

Discarded construction materials, refuse and debris must never be visible from a street. Any property where construction debris is visible from the street will be ordered to stop work and remove debris. If trash is not removed on a regular basis, Saddle Creek Forest ARB will remove the trash and all costs will be deducted from the Clean Site Deposit.

Storage or placement of materials within any right of way or easement is not permitted at any time. No fires are allowed on construction sites. No petroleum-based products or other potentially hazardous or toxic substances may be disposed of on any lot or any drainage ditch, stream, or lake.

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4.7 Right to Enter and Inspect Property for Compliance

The right of entry and inspection is specifically reserved by the ARB, its agents, and representatives to visit all or any portion of the Owner's property for verifying compliance with the requirements of the ARB during the entire construction period. A representative of the ARB will make periodic inspections during the entire construction period. The Owner will be notified in writing with a copy to the architect/designer and general contractor of any items and exceptions noted in the inspection report and all such items and exceptions must be completed or resolved. An additional inspection may be required before work can continue.

4.8 Conduct of Workers

No alcohol or drugs are permitted on site. Animals are prohibited. Firearms are prohibited. No harassing or loud behaviors are permitted. Workers shall not be allowed to travel the property unnecessarily or use the amenities. Additional violations may result in the contractor being denied access to the property.

4.9 Revisions and Changes During Construction

No changes to approved construction documents may be made during construction without prior, written approval of the ARB. All required documentation must be submitted along with the revision request. Failure to obtain written approval for any revision during construction may result in a stoppage of work; any costs incurred by the ARB will be deducted from the construction deposit.

4.10 Alterations, Remodeling, Improvements, Repainting of Approved Structures

Any exterior change to an existing structure requires approval from the ARB before commencing with work. All exterior changes or renovations shall be submitted to the ARB for approval as outlined in Article 9 of the Covenants. All construction shall be subject to the construction regulations set forth in Section 4.0 of these guidelines.

5.0 Specific Submission Requirements

5.1 Plan Submission Requirements for Design Review

The following submission requirements must be met prior to obtaining final approval for construction.

- A. Existing conditions -min scale 1"=20'. Must include the following information:
 - I. Owner's Name
 - II. Designer's Name
 - III. North Arrow and Scale
 - IV. Property Lines with Dimensions and Bearings
 - V. Setback Lines
 - VI. Easement Lines
 - VII. Adjacent Street Names
 - VIII. Outline of Exterior Walls, Decks and Driveways on Adjacent Lots

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B. Site Plan -min scale 1"=20'. Must include the following information:

(May be added to the existing conditions map.)

- I. Proposed Location of Home
- II. Dimension from Corner of Foundation to Adjacent Property Line
- III. Proposed Driveway
- IV. Proposed Culvert Size
- V. Proposed Fences
- VI. Proposed Retaining Walls
- VII. Proposed Pool or Spa Location
- VIII. Proposed Accessory Structures (out building, trellis, etc.)
- IX. Finish Floor Elevation (FFE) of First Floor and Garage
- X. Proposed Two-Foot Contour Lines
- XI. Location of Underground or Above Ground Propane Storage Tank

C. ARCHITECTURAL PLANS – minimum scale 1/4"=1'-0"

FLOOR PLANS

- I. Interior Rooms Dimensioned and Named
- II. All Window and Door Openings Shown
- III. Roof Overhang with a Dashed Line
- IV. Total Square Footage
- V. Heated Square Footage of Structure – Refer to Supplemental Declaration of Covenants, Conditions and Restrictions for Saddle Creek Forest Article 3, Section 3.1 paragraphs (a) and (b)

BUILDING ELEVATIONS

- I. Front, Rear and Two Side Elevations
- II. All Elevations Labeled so they correspond with Site Plan
- III. Exterior Finish shown, including Paint Color and Samples
- IV. All Decks and Terraces shown

LANDSCAPE PLANS – minimum scale 1"=20'-0"

- I. Owner's Name
- II. Designer's Name, Address, Phone and Fax Numbers
- III. North Arrow and Scale
- IV. Property Lines with Dimensions and Bearings
- V. Location of all Structures (including Decks, Trellises, Fences and etc)

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- VI. Location of Pavement and Utilities
- VII. Location of All Lawn Areas and Shrub Bed Lines
- VIII. Location of All Proposed Plant Material
- IX. Plant List with Quantities, Botanical Name, Common Name and Size
- X. Location and Specifications of All Exterior Lighting Fixtures
- XI. Location and Specifications of all Pole Mounted Lighting
- XII. Total Area of Lawn in Square Feet
- XIII. Total Area of Lawn as percentage of Property

6.0 Architectural Guidelines

6.1 General Standards

Homes must be designed for conformity with the Governing Documents. All structures must be sited within the setbacks. Plans submitted for review, or any portion thereof, may be disapproved upon any grounds, which are consistent with the purpose and objectives of the ARB, including purely aesthetic considerations.

6.2 Modular Construction

No modular home or manufactured home shall be placed, erected, constructed or permitted within the development. "Modular home and manufactured home" shall include any prefabricated or pre-built dwelling which consists of one or more transportable sections or components and shall also be deemed to include manufactured building, manufactured home, modular building, modular home, modular construction, and prefabricated construction as defined by the Texas State Building Code. Prefabricated accessory structures such as sheds and gazebos, must be reviewed and approved in strict accordance the Governing Documents.

6.3 Dwelling Size / Minimum Standards

Refer to Supplemental Declaration of Covenants, Conditions and Restrictions for Saddle Creek Forest Article 3, Section 3.1 paragraphs (a) and (b)

6.4 Exterior Color Guidelines

All exterior colors of any structures must be natural or earth tones and must compliment the surrounding landscape. The ARB may, in its sole discretion, approve other color schemes so long as such colors compliment the subdivision.

7.0 Site Requirements: Accessory and Decorative Structures

7.1 Outbuildings

Each home site is limited to outbuildings as defined in the Governing Documents. The location and appearance of outbuildings shall be submitted and approved by the ARB prior to construction. Outbuildings should be architecturally compatible with the home, similar in color and must be reviewed and approved in strict accordance the Governing Documents.

7.2 Arbors and Trellises

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Arbors and Trellises are permitted. Location, elevations and finishes must be submitted to the ARB for approval prior to beginning construction.

7.3 Fences and Walls

Walls, fences and gates, if any, must be approved prior to commencement of construction by the ARB or appropriate reviewing body. No fence shall be constructed in easements. No fence shall be more than six feet (6') high except those surrounding tennis/sports courts whose proposed height shall be submitted to and subject to approval by ARB on a case-by-case basis. All walls, fences and gates shall be constructed according to the following standards:

- A. All walls and fences facing an interior road must be constructed of either
 - I. Rock of the same type as the dwelling on the lot
 - II. Masonry of the same type as the dwelling on the lot
 - III. Iron
 - IV. A combination of iron, rock and/or masonry, which rock and masonry shall match the dwelling on the lot
 - V. Three rail white vinyl fence
 - VI. Three rail painted wood fence (paint color to be approved by ARB)
 - VII. Split natural wood rail

Sideline privacy fences may not extend beyond the front of the home.

Pipe fencing may be permitted on any rear or side property line not facing an interior road and shall consist of two and three-eighths inch pipe with ten foot spacing and 52" in height. A single top rail consisting of the same size pipe will be placed on top of line posts. The area between the posts shall be Tightlock or Solidlock Mesh tensile steel class III galvanized wire or equal. All piping must be painted black with panels left in natural color or painted black. All gates that front a road must be of a decorative nature and constructed of iron. Standard aluminum ranch gates are not permitted.

Chain link or like fencing material may not be constructed, used in the construction of, or maintained on any tract except in connection with tennis and/or sports courts. Tennis and/or sports court fencing must be constructed of the green-coated chain link fence material. The ARB or other appropriate reviewing body reserves the right to disapprove any fence that, in its sole opinion, may not meet the intended plan for the area.

Aesthetics are subjective and opinions regarding the appropriateness of fencing proposed on individual properties may not be approved on other properties; approval of fences on other properties in no way obligates future approvals.

Mesh panels for the purpose of containment of domestic pets should be compatible with fence materials and are appropriate on all fence types.

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Privacy fencing will only be permitted between properties and may not be more than six feet high. Privacy fencing can be wood, vinyl, or other material with prior approval from the ARB. Privacy fencing setback must be at least four feet back from the front of the residence.

Privacy fencing extending beyond the rear of the home will not be approved the lake side of properties with lake frontage.

Cross fencing intended to compartmentalize pasture areas for the purposes of limiting access and egress of horses may be barbed or smooth wire and must not be more than five feet high.

Pool fencing will be reviewed on a case by case basis but in no case will approvals conflict with any current Texas guidelines or requirements.

7.4 Swimming Pools and Spas

Above ground swimming pools are prohibited. Bubble covers for below ground swimming pools are prohibited. Pools may not be installed on the front or side yard of any home. All Plans for swimming pools must be submitted to the ARB for approval. Swimming pools which are installed in the rear yards of lots that are adjacent to other lots may be subject to additional screening requirements as imposed by the ARB.

7.5 Clotheslines

There shall be no outdoor clothesline on any home site.

7.6 Tennis Courts

Private tennis courts shall be permitted on tracts that are 3 acres or larger and must meet all set back requirements, placed on the rear yard of the home and must be approved by the ARB. Basketball goals are permitted, if the goal is a permanent structure. The location and finish of basketball goals shall be submitted and approved prior to construction.

7.7 Camping

No camping is permitted on the property.

7.8 Burning / Campfires

Open Burning is not permitted on property within Saddle Creek Forest prior to occupancy. Burning of certain materials after completion of home is covered in other sections of the Governing Documents.

8.0 Site Requirements: Driveways

8.1 Driveways

Driveways must be surfaced with poured in place concrete, exposed aggregate concrete, brick pavers, hot mix asphalt paving or a combination thereof. Driveways must extend in a contiguous fashion from the street to the garage of the dwelling. Driveways must be surfaced upon completion of construction of the dwelling section and prior to occupancy.

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9.0 Site Requirements: Landscaping, Irrigation and Lighting

9.1 Landscape and Submission Requirements

All homes are required to be landscaped.

The landscape layout and plans must be approved in writing by the ARB. Such landscape layout and plans shall include all landscaping, plant materials, irrigation systems, walls, walks, swimming pools, fences, or other features to be installed or constructed on any portion of the lot. The ARB shall, in its sole discretion and authority, determine whether the landscape layout and plans submitted to it for review are acceptable.

Landscaping plans must be submitted for review by the Architectural Review Board at least thirty (30) days prior to home completion. Landscaping installation must be completed within ninety (90) days after the completion of home construction.

Landscaping shall be a well-designed balance of mature trees, shrubs, and lawn grass around the perimeter of each new home. Plants must screen most of exposed foundations. Low water consumption landscaping turf or planted grass for new installations are recommended (i.e.: Buffalo, Blue Grama, Zoysia or Bermuda grass) but not required. Other turf products will be considered and approved by the Architectural Review Board.

9.2 Lighting

All exterior lights shall consist of fixtures that prevent light from escaping through the top and sides of the fixture. Down lighting is encouraged to reduce glare, better light drives and paths, and to protect neighboring properties from bright light sources.

Colored lights are prohibited. Spotlights / Floodlights will be considered on a case-by-case basis, depending on orientation and location. Pole lights will be reviewed on a case-by-case basis.

All path and landscape lighting must consist of low voltage lamps. Path and landscape lighting shall have a maximum height of 36". Landscape lighting must be concealed in daytime.

10.0 Additional Requirements

10.1 Storage of Recreational Vehicles and Equipment

Recreational Vehicles may not be kept on the property prior to the main dwelling being built. Other restrictions on parking Recreational Vehicles on properties are covered in other sections of the Governing Documents.

10.2 Propane Storage Tanks

Propane storage tanks for heating and fireplace starting must not be visible from the road and must be screened with vegetation and/or privacy fencing.

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10.3 Pool Equipment and Wells

Equipment associated with private swimming pools, hot tubs or spas must not be visible from the road or must be screened with vegetation and/or privacy fencing. Equipment associated with private wells must not be visible from the road or must be screened with vegetation and/or privacy fencing.

Construction Reminders

1. The speed limit in the community is 30 mph; it is expected to be adhered to by contractors and vendors associated with your contraction site.
2. It is the property owner's responsibility to ensure that all Saddle Creek Forest Governing Documents are followed during the construction of their home.
3. A builders sign is required and must be professionally painted and sized no larger than 3'x3'. It must include a 24 hour contact number for the builder. No subcontractor signs are permitted. Any signs not complying will be removed and associated costs will be deducted from the construction deposit.
4. A minimum of 18" concrete culvert pipe for a construction entrance must be in place prior to any lot clearing.
5. A temporary toilet and dumpster must be on site prior to the start of construction.
6. Permanent electrical power to the home must be underground as required by 9.4.b.v of the Declaration of Covenants, Conditions and Restrictions.
7. Landscape Plans need to be submitted to the ARB 30 days prior to occupancy of the home.
8. All proposed exterior improvements including fences, pools/spas but not limited to must be approved by the ARB.
9. Propane tanks must be shielded by vegetation, privacy fence or installed out of site from the streets.
10. No street or area lighting may be installed without prior written approval from the ARB.
11. The builder is responsible for ensuring that no damage to Saddle Creek Forest property occurs during construction. Should Saddle Creek Forest property sustain damage due to construction activities, the costs for repairs will be deducted from the construction deposit. The builder is required to immediately remove mud and debris that has been tracked on the road from the construction site.
12. A clean and safe building site needs to be maintained at all times.
13. No changes to approved documents are permitted without prior, written approval of the ARB.
14. All construction must meet all local, county, state, and federal building requirements.
15. All lots are required to have silt fencing during the construction period. Silt fencing is to be placed along the ditch and culvert adjacent to the construction site and run-off area if any, to prevent erosion. Owner/builder shall determine the slope of the property and establish a silt fence to control run-off and include the proposed locations on the site plan with new home submittal package.
16. Construction times are Monday – Saturday 6:30am-7:00pm and must be adhered to by all contractors associated with this site; there is no construction allowed on Sundays or the following Holidays: Easter, Fourth of July, Thanksgiving, Christmas, and New Year's Day.
17. Contractors/Workmen are never permitted to use any of the amenities within Saddle Creek Forest, including all parks, trail, and lakes.

18. Inspections are required to be called in on a timely manner. Inspections not called in may be subject to loss of all or partial deposit.

I have read the above, understand and acknowledge if not adhered to will be responsible for any damages made by contractors associated with this job site to include witnessed gate and road damage.

Construction Company Name: _____

Construction Company Contact Number: _____

Signatures:

Property Owner: _____ Date: _____

Builder: _____ Date: _____

Filed for Record in:
Grimes County
On: Oct 27, 2016 at 02:41P
As a RECORDINGS

Document Number: 00283246
Amount 122.00
Receipt Number - 88172
By: Tina S Schroeder

STATE OF TEXAS COUNTY OF GRIMES
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:
Grimes County
as stamped hereon by me.
Oct 27, 2016

David Pasket, Grimes County Clerk
Grimes County