

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 construction 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: _____

THIRD SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR

SADDLE CREEK FOREST PROPERTY OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
COUNTIES OF GRIMES AND WALLER §


The undersigned, being the authorized representative of Saddle Creek Forest Property Owners Association, Inc., a property owner's association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements the "Notice of Dedicatory Instruments for Saddle Creek Forest Property Owners Association, Inc." ("Notice") recorded in the Official Public Records of Real Property of Grimes County, Texas on August 14, 2015 under Clerk's File No. 00273907 and recorded in the Official Public Records of Real Property of Waller County, Texas on August 12, 2015 under Clerk's File No. 1505213, the "First Supplemental Notice of Dedicatory Instruments for Saddle Creek Forest Property Owners Association, Inc." ("First Supplemental Notice") recorded in the Official Public Records of Real Property of Grimes County, Texas on December 28, 2015 under Clerk's File No. 00276522 and recorded in the Official Public Records of Real Property of Waller County, Texas on December 21, 2015 under Clerk's File No. 1508470, and the "Second Supplemental Notice of Dedicatory Instruments for Saddle Creek Forest Property Owners Association, Inc." ("Second Supplemental Notice") recorded in the Official Public Records of Real Property of Grimes County, Texas on October 27, 2016 under Clerk's File No. 00283246 and recorded in the Official Public Records of Real Property of Waller County, Texas on October 27, 2016 under Clerk's File No. 1607554, which documents were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instrument(s). In addition to the Dedicatory Instruments identified in the Notice and the Supplemental Notices, the following document is a Dedicatory Instrument governing the Association:

- Saddle Creek Forest Architectural and Site Design Guidelines

This Third Supplemental Notice is being recorded in the Official Public Records of Real Property of Grimes County, Texas and Waller County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Third Supplemental Notice is true and correct and the document attached to this Third Supplemental Notice is a true and correct copy of the original.

SADDLE CREEK FOREST PROPERTY OWNERS
ASSOCIATION, INC.

By: 
Eric B. Tonsul, authorized representative

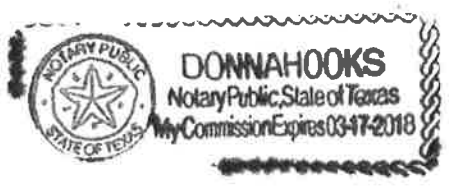
THE STATE OF TEXAS §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this day personally appeared Eric B. Tonsul, authorized representative of Saddle Creek Forest Property Owners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this the 19th day of October, 2017, to certify which witness my hand and official seal.

Donna Hooks

Notary Public in and for the State of Texas



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SADDLE CREEK FOREST

Architectural and Site Design Guidelines

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SADDLE CREEK FOREST

Architectural and Site Design Guidelines

1.0 Introduction

1.1 Objective of the Guidelines

This document has been prepared for promoting the development of a residential community known as Saddle Creek Forest. The standards of design expressed in this document are intended to describe our "vision" of the Development through procedures that are clearly outlined and informative. Our intent is to expedite your process of building an exceptionally high quality residence. Throughout the course of the Development, 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 supplementary to the Declaration of Covenants, Conditions and Restrictions for Saddle Creek Forest, which are of Record. The criteria are intended to complement the Covenants and should a conflict arise, the Covenants shall prevail.

1.3 Community Master Plan

Saddle Creek Forest is a planned gated community that includes approximately 1048 acres located on Riley Road in both 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 POA Board of Directors to protect the natural features of the property.

Consequently, these Design Guidelines will reflect that concern in its approach toward the Design Review and Construction of residences within Saddle Creek Forest.

2.0 Organization & Responsibilities of the Architectural Review Board (ARB)

2.1 Mission and Functions

The Covenants state that no structure is to be erected in the Development without being approved by the ARB. Saddle Creek Forest ARB works with the design guidelines and Covenants to assure an attractive, compatible, and aesthetically pleasing community. The design guidelines are used by the ARB as guidelines for the evaluation 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 Saddle Creek Forest Property Owners Association Board of Directors reserves the right to revise and update the design guidelines as well as the performance and quality standards to respond to future changes.

2.2 Membership

The ARB is comprised of 3 to 5 members appointed by the Saddle Creek Forest Property Owners Association Board of Directors. One of these ARB members must be an experienced professional Home Designer/Builder or Professional Architect. The Board

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President shall appoint a Board member of the Saddle Creek Forest POA as the Liaison to the ARB. The right to appoint members to the ARB shall be retained by the Saddle Creek Forest Property Owners Association Board of Directors.

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. Approving all new construction.
- C. Monitoring the design and construction process in order to ensure conformance with the Covenants and Guidelines.
- D. Enforcing the Design Guidelines through special assessment or self-help as described in the Covenants.
- E. Interpreting the Covenants and Design Guidelines at the request of the Owners.
- F. Approving all modifications to existing structures, including but not limited to walls, fences, material replacements, renovations, additions and landscaping.

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 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.

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 Declarant, 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.

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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 Covenants, these Guidelines and any amendments to these documents. The ARB's experienced professional or Architect will review submissions prior to other members of the ARB. The ARB chairperson will provide the ARB's review 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.

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 and codes. 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.

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 POA Board of Directors. This appeal shall be placed on the agenda of the next general meeting of the Saddle Creek Forest POA Board of Directors.

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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. The ARB will grant or deny the variance request in writing. 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 ARB.

3.7 Builder "Clean Site" Bond

Builder "Clean Site" bond/deposit amount can be established and published by the ARB. The purpose of the deposit is to assure compliance to workplace clean site standards. The builder may be fined for violation of the "Clean Site" standards at the discretion of the ARB or Saddle Creek Forest POA Board of Directors. Said fines, if any, will be deducted from the builder 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 ARB. The purpose of these fees would be to cover all expenses related to the processing of applications for construction. The Board reserves the right to change or waive these fees from time to time without prior notice. The "Clean Site" bond (if imposed) must be included with the submission. Submissions received without the "Clean Site" bond could be considered incomplete, and may be returned to the Owner. The ARB reserves the right to change the amount at any time without notice.

3.9 Renovations / Additions to Existing Structures

All renovations, additions, or improvements to existing structures shall be approved by the ARB. The applicant shall submit plans showing the nature of the work to be performed with all of the appropriate fees, if any.

3.10 Final Approval

The final approval letter is issued to the property owner by the Saddle Creek Forest POA Management Company after 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,

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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 either 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 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 Builders Name, Builders phone number and 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

4.4 Construction Site Access

A construction entrance must be installed prior to the start of any work on the lot. 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. 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 including concrete clean out and no dumping requirements.

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 leave the job site by 7:00 P.M. each day.

4.5 Erosion

As defined in the TCEQ regulations, "*storm water associated with construction activity*" includes storm water runoff from a construction activity where soil disturbing activities (including clearing, grading, excavating) result in the disturbance of one (1) or more acres of total land area, or are part of a larger common plan of development or sale that

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will result in disturbance of one (1) or more acres of total land area. The individual lot owner, prior to starting any construction activity that includes any construction activity that includes any type of disturbing activity, must apply for a TCEQ permit to discharge storm water and develop a SWP3 that is tailored to that construction site. Typically, the SWP3 includes control measures such as rock berms and silt fences that trap sediments and keep them from leaving the construction site. Additionally, the control measures must be inspected every 14 days and after every rainfall event greater than 0.5 inches. After construction is complete, the permit must stay in effect until the site is stabilized or until 70% of the native background vegetative cover has been established. At that point, the permit should be terminated. If you, the lot owner, hires a building contractor, that contractor should apply for the TCEQ permit, prepare the SWP3, supervise the implementation of the SWP3, perform the inspections and terminate the permit when the site is stabilized. However, if you perform the general contracting duties yourself, you would be the "operator" and would be responsible for these requirements.

For additional information concerning TCEQ permitting requirements, you can access their web site at <http://tnrcc.state.tx.us>.

4.6 Site Maintenance

Only usable construction materials may be stored on a construction site. Discarded construction materials, refuse and debris must be removed daily from the site, or contained within a trash dumpster. Storage or placement of materials within any right of way or easement is not permitted at any time. If trash is not removed on a regular basis, Saddle Creek Forest ARB will remove the trash and an invoice will be sent to the Owner. 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.

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 by the next inspection.

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.

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4.9 Revisions and Changes During Construction

All revisions and changes made during construction shall be submitted in writing to the ARB for approval prior to the implementation of such change. All revised drawings must be submitted along with the revision request. The ARB will grant the request in writing. Failure to obtain written approval for any revision during construction will result in fines being 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 design review checklist can be found on the last page of these guidelines.

- 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
- 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

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- 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 Declaration of Covenants, Conditions and Restrictions Article 9.4 (VI)

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)
- 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 in conformity with the standards, requirements and guidelines set forth in the Covenants and the Design Guidelines. All footprints and garages 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

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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 with Article 9 of the Covenants.

6.3 Dwelling Size / Minimum Standards

Refer to the Declaration of Covenants, Conditions and Restrictions Article 9.4 (vi).

6.4 Exterior Color Guidelines

All exterior colors of any structures must be natural or earth tones and must compliment the surrounding landscape. The Committee 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 Out Buildings

Each home site is limited to outbuildings as defined in the Declaration of Covenants, Conditions and Restrictions Article 9. 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, and similar in color. All outbuildings shall be within the building setback lines.

7.2 Arbors and Trellises

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 and shall be on or within the Lot property line. No fence shall be more than six feet (6') high for fences outlined in "a" below, excluding fences surrounding tennis/sports courts whose proposed height shall be submitted to and subject to approval by ARB reviewing body 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. Wrought Iron
 - IV. A combination of Wrought Iron, Rock and/or Masonry, which rock and masonry shall match the Dwelling on the lot
 - V. Three Rail White Vinyl Fence

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- 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. All gates that front a road must be of a decorative nature and constructed of wrought 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 Architectural Review Board 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 shall be black and are appropriate on all fence types.

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 will not be approved on properties with lake frontage.

Cross fencing intended to compartmentalize pasture areas for the purposes of limiting access and egress of horses may be not 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 or future 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.

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Swimming pools which are installed in the rear yards of lots that are adjacent to other lots will 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 permitted on property within Saddle Creek Forest. See Saddle Creek Forest Open Burning Policy for proper Guidance.

8.0 Site Requirements: Driveways

8.1 Driveways

Driveways must be surfaced with concrete, exposed aggregate concrete, brick pavers, asphalt or a combination thereof. Driveways must be surfaced upon completion of construction of the dwelling section.

8.2 Secondary Driveway

Entries onto the properties that are intended to provide direct access to fields, pastures or other open areas on the property will be considered Secondary Entrances. Requirements for Secondary Entrances are identical to requirements for Driveways in terms of culvert size and type but may be seeded in lieu of the surfacing with the above materials up to the limits of the Saddle Creek Forest Road Reserve. The property owner is responsible for preventing erosion of the Road Reserve at the location of the culvert. Nothing in this document shall relieve the property owner from the submittal and approval requirements of the Saddle Creek Forest Governing Documents and the Saddle Creek Forest Architectural Review Board specifically reserves the right to deny approval based on aesthetics.

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9.0 Site Requirements: Landscaping, Irrigation and Lighting

9.1 Landscape and Submission Requirements

Refer to the Declaration of Covenants, Conditions and Restrictions to determine if your home is required to be landscaped.

The landscape layout and plans must be approved in writing by the Architectural Review Board. Such landscape layout and plans shall include all landscaping, plant materials, irrigation, walls, walks, swimming pools, fences, or other features to be installed or constructed on any portion of the lot. The Architectural Review Board 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. This area must be watered by an irrigation system. 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

1. Recreational vehicles shall be parked or stored only as set forth in these Design Guidelines. The term "recreational vehicles, includes, motor homes, mobile homes, boats, jet skis or other watercraft, trailers, other towed vehicles, motorcycles, "all terrain" vehicles, minibikes, scooters, go-carts, golf carts, campers, buses, commercial trucks and commercial vans.

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2. Anything with a capacity exceeding 3/4 ton is considered to be a commercial vehicle and must comply with the restrictions set forth for RVs.
3. A tractor in excess of 30 bhp is considered to be part of this restriction.
4. RVs may be parked on the property but may not be visible from streets; any screening proposed must be approved by the ARB and if enclosed, may be considered a separate building.
5. If the property owner declares a trailer as necessary for the care and safety of allowed animals then the property owner may request a waiver in writing through the Community Management Professional. The ARB or its designee will then conduct an on-site visit and determine (1) location on the property to best place the horse or stock trailer.
6. In no case shall more than (1) horse or stock trailer be parked on properties without being screened from view of any street.
7. No motorized vehicles may be operated on community common areas or reserves or easements.
8. No motorized boats are allowed on the lakes, electrically driven motors are considered motorized and are included in this restriction.
9. There is no exception to this provision for lakes partially owned by SCF.
10. Automobiles may only be parked in driveways or garages.
11. Exceptions will be considered and may be granted by the ARB at their sole discretion. Property owners desiring an exception must request in writing. All exceptions will be considered temporary and will have an expiration date stated on the approval document.
12. Vehicles owned by Property owners that are unlicensed or incapable of being operated on the road may be towed at the owner's expense at the direction of the ARB.
13. Nothing in this document relieves the property owner from compliance with other Saddle Creek Forest Governing Documents.

10.2 Signage

No permanent or temporary sign(s) shall be constructed or placed upon any Lot covered by these Restrictions without prior written approval of the Architectural Review Board. In the event a permitted sign is not properly maintained, the Architectural Review Board may give the Lot Owner written notice thereof. Required repairs must be made within five (5) business days of notification or the Architectural Review Board shall have the right, but not the obligation, to have repairs made and charged to the sign Owner. Each Lot may have one professionally made "For Sale" sign while the house on the Lot is under construction. All builder's sign must be removed from the Lot within fourteen (14)

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days after the house is occupied. No other real estate signs shall be allowed in the subdivision including, but not limited to For Sale signs, Sold signs, For Lease signs, Rented signs and/or For Rent signs. No signage of any type may be erected on an unimproved property. These provisions shall not apply to Declarant so long as Declarant shall own a Lot in the subdivision, unless Declarant shall have improved such Lot and occupies the same. Notwithstanding, however, nothing herein shall prevent the Saddle Creek Forest POA from establishing rules for permitting celebration or recognition of Religious or National Holidays. No other signs, except as provided in Article 9.4(b)(I) of the Declaration of Covenants, are permitted on the property. This includes, but is not limited to, political signs, or any other type of advertising structure.

10.3 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.

Filed for Record in:
Grimes County
On: Nov 01, 2017 at 11:59A
As a: RECORDINGS

Document Number: 00290356
Amount: 98.00
Receipt Number - 94303
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.
Nov 01, 2017

David Pasket, Grimes County Clerk
Grimes County