

**Saddlewood Estates Owners' Association, Inc.**  
**Restrictions Monitored by Board of Directors**

Many of the covenants and use restrictions included in the Declaration of Covenants, Conditions and Restrictions (CCRs) for the subdivision are the responsibility of the Architectural Control Committee (ACC). For those not specifically assigned to the ACC, however, the Board of Directors of the Association is responsible for monitoring and notifications to owners of any violations. The following is a listing and summary of the sections for which the Board is responsible. These are listed in order of most likely interest and potential for violation and are grouped according to content.

**Mobile Homes** – Modular, ready-built, manufactured homes, mobile homes and pre-existing structures are prohibited. (Section C2)

**Driveways** – Driveways must be hard surfaced with a minimum width of nine (9) feet along entire length, flaring to a minimum width of sixteen (16) feet at roadway entrance. No dust producing driveways are permitted. (Section C28)

**Water Systems** – Individual wells or water systems are prohibited except for landscaping large acreage areas or for a second residential or guest structure or for special uses. The original covenant, which prohibited any individual wells or water systems was the responsibility of the Board and was amended in 2000 to allow for the above uses. This covenant is now the responsibility of the ACC. (Sections C9 as amended 2/8/2000)

**Sewage** – Individual sewage disposal systems (septic systems) must be located, constructed and equipped according to all governmental rules and regulations in effect. (Section C10)

**Service Lines** – All water, sewer, and service lines of any kind must be underground unless prohibited by law or in cases where functionality would be prevented. Service pedestals, switch cabinets and transformers may be above ground where required. (Section C19)

**Utility Lines** – All power, cable television and telephone lines must be located underground from the main power source to the residence. (Section C33)

**Construction Debris** – During construction the owner or contractor must provide a temporary portable toilet and keep the lot free of excess debris at all times. All debris must be removed immediately following completion of work. (Section C31)

**Construction Completion** – Construction of structures must be completed within one (1) year of start date. (Section C8)

**Garbage** – All garbage or trash placed outside the structure must be in containers and must be regularly removed from each Lot and not allowed to accumulate. (Section C15)

**Motor Vehicles** – May be parked in carports, driveways and designated parking areas only unless authorized in writing. No buses, vans, trucks, or other vehicles (including recreational vehicles) with a carrying capacity in excess of one ton or designed for commercial purposes are allowed on any lot unless

authorized in advance and attractively screened from view of other lots, common areas, recreational trails or roadways. (Section C24)

**Roadway Parking** – Parking on roadways is only allowed for deliveries, pickups or for a short time for invited guests. (Section C13)

**Repairs** – No machinery, equipment, fixture or motor vehicle repair is allowed within view of other lots, common areas, recreational trails or roadways without prior approval of the Association. (Section C21)

**Offensive Use** – No offensive, noxious, profane or unlawful use of property. (Section C5)

**Subdivision of Lots** – No lot may be further subdivided without permission of the Association. Minimum lot size is 3 acres. (Section C6)

**Oil and Mineral Activity** – No oil, gas or mineral exploration, drilling, development or refining is allowed. (Section C22)

**Hunting/Firearms** – No hunting is allowed. No discharge of any firearms, bow and arrow or other device capable of killing or injuring is allowed. (Sections C27 and C28)

**Violation of Declaration** – No lot may be maintained or utilized in violation of the CCRs, Articles or Incorporation or Bylaws. (Section C23)