

Saddlewood Estates Owners Association

Architectural Approval Committee New Residence Construction Application

Dear Future Resident:

Congratulations on making the decision to start construction on your new home in Saddlewood Estates. Owning a home in a community with a property owners' association offers many advantages to a homeowner, but at the same time imposes some restrictions. Deed restrictions are not meant as an inconvenience or as an invasion of freedom, but rather as a means of maintaining the appearance and property values in the community, which in turn benefits everyone.

Prior to starting any site development and construction, please provide the following information along with the attached form to the Saddlewood Estates Architectural Approval Committee (AAC).

1. **2 full sets** of house plans, one for approval which will be returned to the owner(s) and one for association files.
2. Drawing of the footprint of the residential structure to include:
 - a. plot plans (site layout) or survey showing residence and roadway
 - b. elevation showing all exterior materials proposed
 - c. floor plans
3. Location and type of exterior lighting.
4. Location and construction of mailbox(s) which must conform to USPS curbside mailbox regulations.
5. Location and composition (must be non-dust producing) of driveway(s) and parking area(s) on the lot.
6. Location and construction of any exterior recreational equipment or structures.
7. Location of any LP, rain water collection or storage tanks and pet enclosures.
8. Location and construction of any solar or wind energy devices and any other "Green" systems.

Prior to construction, the owner must obtain a utility code from the Gates Committee (see www.saddlewoodestatespoa.com Login/Residents/Gates for contact information) for the builder and sub-contractors to use to open the gate. The owner should be prepared to state the length of time that the project is expected to take and the code will be set to automatically expire at the end of this time period. Homeowners who use a utility code during construction should purchase clickers prior to expiration of the utility code to avoid being locked out of the subdivision.

Please instruct your contractors and their workers to observe all speed limits and road signs in our neighborhood. Construction hours are between 7:30 a.m. and 7:30 p.m. Heavy trucks and equipment damage our roadways, which are paid for by your annual assessment fees. As a courtesy to all property owners and to help keep fees low, please advise your builder that they are responsible for repairing any damage to our roadways. Damage to roadways not repaired by the owner or builder will be repaired by the SEOA Board of Directors and charged to the Property owner. Also, please instruct your contractors and workers to keep all trash and construction rubbish in their on-site dumpster or enclosed container.

If you have any concerns or questions and need a copy of the deed restrictions, please feel free to contact the AAC, aac@saddlewoodestatespoa.com or the SEOA Board of Directors, board.of.directors@saddlewoodestatespoa.com. Thank you for your cooperation and welcome to the neighborhood!

Sincerely,

Saddlewood Estates Property Owners Association Architectural Approval Committee

***** Forward completed form to the Architectural Approval Committee *****
aac@saddlewoodestatespoa.com

Saddlewood Estates Owners Association
Architectural Approval Committee New Residence Construction Application

Date of Application _____

Owner Name(s) _____

Owner's Current Address _____ City _____ State _____ Zip _____

Home Phone _____ Cell _____ Work _____

Email _____

Saddlewood Estates Address _____

Legal Lot Description: Section _____ Block _____ Lot# _____ Square Footage of Home _____

Distance from lot lines and street of residence as they appear facing the residence from the street:

Side (Right) _____ Side (Left) _____ Front _____ Back _____

Roof Composition & Color _____

Construction Start Date _____ Estimated Completion Date _____

Builder _____ Phone _____

Builder's Address _____ City _____ State _____ Zip _____

I agree not to begin land improvements or construction without written approval from the Saddlewood Estates Property Owners Association Architectural Approval Committee. After submitting all requested information, approval will be given within 30 days of the aforementioned date.

Homeowner:

I, the undersigned, applicant authorizes the Saddlewood Estates Owners Association Architectural Approval Committee or its agent to enter upon and inspect the lot and structure thereon during regular business hours for the purpose of ascertaining whether said lot and structure are in compliance with the Deed Restrictions and the approved plans and specifications. Neither the Architectural Approval Committee nor its agent shall be deemed to have committed a trespass by reason of such entry or inspection.

Owner's Signature _____ Date _____

***** Forward completed form to the Architectural Approval Committee *****
aac@saddlewoodestatespoa.com

Saddlewood Estates Owners Association
Architectural Approval Committee New Residence Construction Application

Builder:

I, the undersigned, Builder for the Applicant, understand and agree that:

1. Construction hours are between 7:30 a.m. and 7:30 p.m.
2. Heavy trucks and equipment have the potential for damaging the roadways and therefore may be asked to repair any damage to the Saddlewood Estates roadways created by my own crews or those of any of my subcontractors.
3. My workers, subcontractors and I will obey all Saddlewood Estates traffic signs. Violation of this provision will result in suspension of access to Saddlewood Estates.
4. My workers and subcontractors will keep all trash and construction rubbish in an on-site dumpster or enclosed container.
5. I will provide on-site sanitary facilities for my workers and subcontractors.
6. I may display no more than two signs (including sub-contractor's signs) during initial main residence construction and during construction of any subsequent building. Signs must be removed within fifteen (15) days of occupancy of the property or substantial completion. In no event shall such a sign remain on the property more than eighteen (18) months from start of construction.

Builder's Signature _____ Date _____

Approved _____ Not Approved _____ Explanation _____

AAC Member signature(s) _____ Date _____

***** Forward completed form to the Architectural Approval Committee *****
aac@saddlewoodestatespoa.com