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## Architectural Guidelines

The Saddlebrook Declaration of Restrictions (DOR) establishes an Architectural Control Committee authorizing the Saddlebrook Homeowners Association (HOA) to review and approve any alterations or additions to buildings and landscape in the community. The following guidelines are established to create acceptable minimum standards to maintain a harmonious appearance in the community and enhance property values.

All construction, alterations, and landscaping projects must comply with local building codes, permit requirements, and the Saddlebrook DOR. Project plans must be submitted to the HOA prior to construction and include beginning and completion dates. The HOA will respond within 30 days, and projects must be completed within a reasonable timeframe.

Any item not specifically mentioned in these guidelines is subject to review by the Architectural Control Committee.

### Landscaping & Appearance

- All landscape designs must be in good taste and consistent with existing landscape features.
- No lot may be altered in a way that results in a change to the flow of water runoff or otherwise changes the grade or slope.
- Curb trees must be consistent with the original installation.
- Trash containers must be stored inside the garage.

### Fences

- All fence projects require specific approval from the HOA.
- Fences must be located inside the owner's property line and easement area, and must meet setback requirements according to the Columbus City Code. Property adjoining a street will have a minimum fence setback of 6 feet from the sidewalk in order to maintain a harmonious appearance with the surrounding landscape.
- Fences are restricted to the backyard, with no extension beyond the front of the house.
- Fences must be constructed of wood, are to stand a minimum height of 40 inches, and a maximum height of 48 inches.
- Fences must be either picket or rail design.
- Picket fences must have a minimum 3/4 inch gap between vertical pickets.
- Rail fences may utilize mesh screen to restrain pets, if desired.

### Driveways

- Driveways must be constructed of concrete, blacktop, or paving stone.
- For homes with a two-car garage, driveways must not be widened beyond the width of the garage.

- For homes with a single-car garage, the driveway width may be increased to no more than 8 feet wider than the garage. Curb access must not be disturbed. Code and permit requirements still apply, and specific approval of the HOA is required.

## **Buildings and structures**

- No awnings are permitted in the front of a residence.
- No installation of permanent above ground swimming pools is permitted.
- Decks, patios, and screened-in porches must be complementary to the landscape and be consistent with existing building material.
- Alterations and additions to residential buildings must be consistent with existing structure in design, material, and color. Windows, siding, roof pitch, gutters, shingles, doors, and foundation must match the design and materials used in the existing structure.
- No roof-mounted or freestanding antennas are permitted.
- Satellite dishes must be 39 inches or less in diameter and mounted on the back of the building.
- Flagpoles are limited to 6 feet in length and must be mounted to the house.
- No permanent commercial signs are permitted.
- No storage pads are permitted in the front or side of a building.
- Basketball hoops are restricted to the driveway only.
- One storage shed per address is allowed and must adhere to the “Storage Shed Requirements” outlined in this document.

## **Storage Shed Requirements:**

### **Approval**

Storage sheds constructed prior to June 25, 2020 must register with the association to be grandfathered in.

To register, email [info@saddlebrookhomeowners.com](mailto:info@saddlebrookhomeowners.com) and include the following information: Dimensions (length, width and height), drawing of location on property and a photo.

Any storage shed on the property that has not been registered with Saddlebrook HOA by December 31, 2020 will be expected to adhere to the requirements below.

Sheds added to a homeowner’s property after June 25, 2020 must adhere to the following requirements

Homeowners must submit storage shed requests to: [info@saddlebrookhomeowners.com](mailto:info@saddlebrookhomeowners.com)

Email request must include:

- Aerial drawing of the desired shed placement.  
(Legible hand-drawn submissions are acceptable)
- Shed length, width, square footage and overall height.
- Anticipated construction and completion dates.

### **Quantity**

Only one shed per lot will be approved.

### **Use**

Sheds shall not, under any circumstances, be used as a living space.

### **Location**

Sheds may be located only within the building setback lines and must be in the backyard.

- Homeowners must submit a drawing of the shed and desired placement on their property to the HOA for approval. Approvals will be issued in writing or via email.

**Size**

- Maximum footprint shall be 100 square feet (i.e., 10' X 10' or 8' X 12').
- Maximum allowable height shall be 12 feet.

**Structure**

- Shed must include a solid floor composed of either:
  - A 4-inch thick concrete slab.
  - An integrated floor of suitable building material (e.g. pressure treated lumber)
    - The area around the foundation must be backfilled; no exposed space under the shed will be permitted.
    - A suitable barrier must be in place to prevent burrowing animals from making a habitat under the shed.
- No dirt or gravel floors will be permitted.
- Exterior walls must be of wooden framed (e.g.. 2 X 4) construction.
- Roof must be sloped to compliment the primary residence.
  - Flat roofs will not be approved.
- All sheds must have a door that latches.

**Materials**

- Exterior cladding should match that on the primary residence in both style and color.
- Exterior cladding shall be wood, vinyl, or aluminum.
  - No plastic, rubber, fiberglass, or all-metal sheds will be approved.
- Roof shingles should match as closely as possible those on the primary residence in both style and color.
- Windows, if present, should match as closely as possible those on the primary structure in both style and color.

**Utilities & Construction**

- Any utilities servicing the shed must be underground. No aboveground utilities of any type will be permitted.
- Exterior lighting (if installed) shall not exceed one 75 watt light bulb enclosed in a permanent fixture attached to the shed. Efforts must be taken to shield neighbors from light overrun.
- Once construction begins, storage sheds must be completed within 45 days.

**Maintenance**

- Property owners are responsible for the maintenance of all structures on their property, including the shed and any landscaping included, and approved, in the initial request.
- No items may be stored outside of, or attached to the outside of, the shed.  
Shed doors should be kept closed and latched when not in use.