



HOMEOWNERS ASSOCIATION OF COLUMBUS ARCHITECTURAL CONTROL GUIDELINES

The Saddlebrook Homeowners Association (HOA) leadership is authorized 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 HOA. Project plans must be submitted to the HOA prior to construction. The HOA will respond within 30 days, and projects must be completed within a reasonable timeframe.

LANDSCAPE:

- All landscape designs must be in good taste and consistent with existing landscape features.
- No lot may be altered resulting in a change to the flow of water runoff or otherwise change the grade or slope.
- No roof mounted or freestanding antennas permitted.
- Television or satellite dishes must be 39 inches or less in diameter and mounted on the back of the residence.
- Flagpoles are limited to six feet in length and must be mounted to the house.
- No permanent commercial signs are permitted.
- No storage containers or dumpsters are permitted in the front or side of a residence for a period longer than three months.
- Driveways may not be widened beyond the width of the garage for one or two cars. Driveways must be constructed of concrete, blacktop, or paving stone.
- Curb trees must be consistent with the original installation.
- Trash and recycling containers must be stored inside the garage or adjacent to the side of the house excepting pick-up days. Containers are not to be stored in front of the house.

FENCES

- Fences are restricted to inside the owner's property line and easement area, and must meet the setback requirements according to the Columbus City Code. Property adjoining a street will have a minimum set back of 6 feet from the sidewalk in order to maintain a harmonious appearance with the surrounding landscape.

- Fences are restricted to the back yard, with no extension beyond the front of the house. Fences must be constructed of wood, vinyl or metal, and are to stand a minimum of 40 inches and a maximum of 48 inches in height. Picket designs with a minimum 3/4" gap between vertical pickets or rail designs are acceptable. If desired, alternating pickets may be placed on each side of the fence rail to cover the gap (neighbor fence). Rail design fences may utilize mesh screen to restrain pets.
- Fences directly connected to decks or patios may be built to a height above 48 inches but not to exceed 72 inches for the portion that is directly connected to the deck or patio. The remainder of any fence is to be no higher than 48 inches in height.
- No chain-link fences are permitted.
- Privacy fences without gaps between vertical pickets may be built on property lines immediately adjacent to an apartment complex.

BUILDINGS:

- A maximum of one shed per lot may be built. Shed must be in the backyard and within the setback lines. Maximum height is 12 feet and maximum size is 100 square feet. Sheds are not to be used as living spaces.
- No awnings are permitted in the front of a residence.
- No installation of permanent above ground swimming pools permitted.
- Basketball hoops are restricted to the driveway only.
- Decks, patios, and screened-in porches must be complimentary to the landscape and 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 foundations should match the design and materials used in the existing structure.