AMENDED AND RESTATED DESIGN GUIDELINES
FOR
SADDLE RANCH HOMEOWNERS ASSOCIATION, INC.

I. Introduction

The primary purpose of these Amended and Restated Design Guidelines for Saddle Ranch Homeowners Association, Inc. (the "Design Guidelines") is to better assure that Builders and Owners, as defined in the Declaration of Covenants, Conditions and Restrictions for Saddle Ranch (the "Declaration"), of a Lot, as defined in the Declaration, within Saddle Ranch will conform and adhere to the same level of design consistency in order to establish an overall quality of character within the subdivision.

These Design Guidelines define the design framework to be used for Improvements and are intended to inform, aid, and inspire to the same extent as they may prohibit, restrict, and require. While some features are mandated, the Declarant, and subsequently the Architectural Control Committee (the "ACC"), is authorizes to make discretionary judgements to reduce or waive any requirement when it can be demonstrated, to the reasonable satisfaction of Declarant and/or the ACC, that appropriate mitigating measures have been taken and that the overall spirit and intent of these Design Guidelines will be preserved. Such discretionary variances shall not represent or constitute a binding precedent since no two or more Lots or circumstances are likely to be alike.

The Declarant and/or the ACC shall in their sole judgment interpret and apply these Design Guidelines to the extent deemed appropriate by the Declarant and/or ACC and as authorize by the Declaration.

Declarant and/or the ACC may from time to time publish and promulgate additional architectural standards, revised Design Guidelines, and/or bulletins which shall be fair and reasonable and shall carry forward the spirit and intent of these Design Guidelines. Such publications shall (i) require approval of the Board, (ii) be recorded in Blanco County, (iii) become effective as of the date specified therein or the date of recording and (iv) shall be incorporated as part of these Design Guidelines as if written herein.

Neither the Association, Declarant, the ACC, or the Board, nor the officers, Directors, members, employees, and agents of any of them, shall be liable in damages to anyone submitting plans and specifications for approval, or to any Owner by reason of mistake in judgement, negligence, or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications. By approving such plans and specifications, the Declarant and/or ACC assumes no responsibility for the design or construction, including, without limitation, the civil, structural, mechanical, plumbing, or electrical design, methods of construction, or technical suitability of materials.

Every person who submits plans or specifications, and every Owner, agrees not to bring any action or suit against the Association, Declarant, the ACC, the Board, or the officers, Directors, members, employees, and agents of any of them, to recover any such damages and hereby releases, premises and quitclaims all claims, demands and causes of action arising out of or in connection with any judgement, negligence or nonfeasance and hereby waives the provisions of any law which provided that a general release does not extend to claims, demands and causes of action not known at the time the release is given.

These Design Guidelines are intended to complement the Declaration. In the event of conflict between these Design Guidelines and such other restrictions, the more restrictive will generally apply. Approval of plans by the Declarant and/or ACC does not ensure similar approval by the County nor does approval by the County ensure approval by the Declarant and/or ACC.

For purposes of these Design Guidelines and during the Development Period, the terms "Declarant" and the "ACC" may be used interchangeably.

Questions and comments regarding the review process shall be directed to the management offices of the Association, whose contact information may be found on the Association's website.

II. Definitions

These definitions are in addition to those listed in the Declaration.

Section 2.01. **Applicant** shall mean the Owner or Owner's designated representative of a Lot.

Section 2.02. **Subdivision Grading Plan** shall refer to the Lot grading plan for each subdivision on record with the County.

III. House Replacement, Initial Construction, or Improvement Plan Submittals

This section refers to the construction of, reconstruction of, replacement of, and Improvements to existing homes in Saddle Ranch.

Section 3.01. **Application for Review**. Applications for ACC review are included on the Association's website.

Section 3.02. **Submittals**. Each submittal (Improvement plans) must be fully executed. Incomplete submittals shall be sufficient reason for disapproval without the benefit of review.

In general, the review process should follow these steps:

1. Submit plans to the ACC;
2. Resubmit plans to the ACC based upon questions or recommended changes, if necessary;
3. Submit final approved plans to the County (if applicable).

Section 3.03. <u>Plan Submissions</u>. Plan submittals shall be drawn on 24” x 36” or 11: x 17” sheets and include the following:

1. Site Plan (drawn to a scale of not less than 1" = 30' - 0") showing:

    a. dimensioned footprint of all proposed structures;
    b. property line dimensions, setback lines, easements;
    c. proposed surface drainage, if different from the Subdivision Grading Plan, including existing and finished grades (one (1) foot intervals) at all structures and property lines, direction and manner in which the water will be drained from the Lot, finished pad elevations, and any retaining walls, area drains, piping systems, etc.;
    d. north arrow;
    e. lot and block designations;
    f. address;
    g. fencing type, height, and location;
    h. any other proposed Improvements such as screening walls, driveways, sidewalks, etc.;
    i. existing trees or tree masses; and
    j. include 8 ½" x 11" copies of the site plan.

2. Roof Plan (drawn to a scale of not less than 1/8" = 1' - 0") showing:

    a. pitches, ridges, and valleys; and
    b. roofing materials.

3. Chimneys, skylights, and all roof mounted equipment.

4. Floor Plan(s) (drawn to a scale of not less than 1/8" = 1' - 0").

5. Elevations of all sides of the structure (drawn to a scale of not less than 1/8" = 1' - 0") showing:

    a. fully dimensioned, including plate heights;
    b. all exterior finish materials clearly indicated;
    c. chimneys, balconies, railing details, skylights, etc.; and
    d. include 8 ½" x 11" copies of the entire front elevation.

6. Exterior finish material and color selection samples.
7. Landscape Plan (drawn to a scale of not less than l" = 20' - 0") showing:

    a. size, type, location, and quantity of proposed plants and trees (with common and botanical names);
    b. bed and turf areas;
    c. existing trees to be saved;

d. existing trees to be removed (single trunk trees in excess of 4" caliper or multi-trunk trees in excess of 6" caliper in total diameter must receive ACC approval prior to being removed);
e. irrigation and watering systems; and
f. the entire site with all proposed Improvements (i.e. house location, decking, sidewalks, driveways, pools, etc.).

8. Swimming Pool Plans (drawn to a scale of not less than 1" = 20' - 0") showing:

a. location of pool or spa, including slides, diving boards, etc.;
b. construction access, and letter of permission granting access, if necessary;
c. pool equipment location and screening method; and
d. associated decks, retaining walls, fencing, etc.

A written decision by the ACC will typically be available within seven (7) days after the date of the ACC meeting. The complete submittal will be retained by the Association. The Owner will receive a letter which will be marked approved, approved as noted, tabled (pending the ACC's request for additional information) or disapproved with a reasonable statement of items found not to comply with the applicable restrictions.

Final approval can be a time-consuming process depending on the completeness of the submittals. Ample time should be allowed for ACC review, revisions to the drawings as may be required, and resubmittals.

The ACC may require, as a condition precedent to any approval of the final plans, that the Applicant obtain and produce an appropriate building permit from the County

Section 3.04. Resubmittals. Any modification or change to the approved set of plans must again be submitted to the ACC for review and approval prior to construction.

Section 3.05. ACC meeting schedule. The ACC shall establish meeting schedules and location in accordance with the Declaration and Bylaws.

IV. Architectural Guidelines

Section 4.01. House/Building Restrictions.

a. Unpainted metal, reflective metal, and cinder blocks are prohibited.
b. Site lighting must be shielded, pointed downwards, and may only use 2,700 Kelvin in warmth.
c. Log cabins and high-quality prefabricated cabins may be permitted after written ACC approval. The location and specific type of log cabins and high-quality prefabricated cabins require ACC approval.

d. Only slate, stone, concrete tile, clay tile, or other tile of ceramic nature, metal or composition shingles on main residences, garages, or guest quarters. Colors and materials of roofing on all structures are subject to approval by the Declarant and/or ACC.
e. All exterior colors should be natural earth tones or grays and are subject to Declarant approval. Plastic or vinyl siding is prohibited.
f. Owners must landscape with sod, bushes, flowers, or cacti any areas or elevations that face the street.
g. Walls, fencing, and light posts must be approved by Declarant.
h. No minimum percentage of masonry, such as stone or tile, is required for any Dwelling or detached structures.

Section 4.02. Fencing. 8' stained wood privacy fence is permitted. A maximum of one (1) acre may consist of a wood privacy fence. The stain must match the exterior of the main residence. Perimeter fencing must maintain ninety percent (90%) transparency, which may include barb wire, split rail, painted metal pipe fencing. Chain link fencing is prohibited. Cedar fencing is prohibited to surround the yard of the Lot. Cedar fencing is permitted to be utilized as a screen for propane tanks, generators, and utilities.

Section 4.03. Upkeep. Alteration, modification, or removal of Improvements are subject to ACC approval. Any re-painting of materials in the same existing color does not require approval.

Section 4.04. Rain Barrels or Rain Water Harvesting Systems. Rain barrels or rain water harvesting systems and related system components (collectively, "*Rain Barrels*") may only be installed after receiving the written approval of the ACC. Rain Barrels may not be installed upon or within common area of or other area maintained by the Association. Under no circumstances shall Rain Barrels be installed or located in or on any area within a Lot that is in-between the front of the owner's property and an adjoining or adjacent street. The Rain Barrel must be of color that is consistent with the color scheme of the owner's property and may not contain or display any language or other content that is not typically displayed on such Rain Barrels as manufactured. Rain Barrels may be located in the side-yard or back-yard of an owner's property so long as these may not be seen from a street, another Lot, or any common area of the Association. In the event the installation of Rain Barrels in the side-yard or back-yard of an owner's property in compliance with the above is impossible, the ACC may impose limitations or further requirements regarding the size, number and screening of Rain Barrels with the objective of screening the Rain Barrels from public view to the greatest extent possible. Rain Barrels must be properly maintained at all times or removed by the owner. Rain Barrels must be enclosed or covered. Rain Barrels which are not properly maintained, become unsightly or could serve as a breeding pool for mosquitoes must be removed by the owner from the Lot.

V. Builder Sign Policy

Section 6.01. Builder Monument Sign Standards.

a. One temporary monument sign is permitted on the model/show home Lot.

b. Location, design and colors must be submitted to the ACC for review and approval. Colors shall be limited to three (3) colors. Signs shall be located within the property lines.

c. Signage face area shall not exceed twenty-four (24) square feet. The overall height from finish grade shall not exceed five (5) feet. The maximum height includes any elevated landscape bedding areas and/or stone bases.

d. Finishing materials shall be of sufficient quality so as not to deteriorate, fade, warp, or peel. Signs determined to be in disrepair by the ACC shall be removed, including any bedding, footings, bases, etc.

e. Signage and associated landscaping, footings, lights, bases, etc., are temporary and shall be removed at the completion of Lot sales or at the time when the builder's model/show home office is closed or the home has been sold.

Section 6.02. Builder Lot Sign Policy. One (1) sign per Lot is allowed.

Section 6.03. Construction/Sales Trailer Policy.

a. Temporary construction/sales trailers are permitted on a builder's Lot within the subdivision in which they are building. Site plan of the Lot must be submitted showing the location for review and approval.

b. All builder items must be stored within an enclosed wood fenced area.