

Saddle Crossing

Architectural Design Standards

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Table of Contents

Introduction..... 2

Vision Statement..... 2

Overview and Purpose 2

Conditions, Covenants and Restrictions (CC&Rs) 2

Architectural Design Committee 2

Applicability and Implementation 2

Application 4

Process..... 4

Buildings..... 5

Solar Energy Equipment..... 5

House Numbers 5

Dimensional Architectural Feature..... 5

Colors, Materials, and Elevations 5

Chicken Coops 6

Garbage Cans..... 6

Landscaping 7

Lawn..... 7

Trees..... 7

Hedges 7

Drainage Swales / Park Strip..... 7

Prohibited Plants & Trees..... 8

Fencing..... 9

Color..... 9

Materials..... 9

Design 9

Locations/Sizing..... 9

Introduction

Vision Statement

Overview and Purpose

The Architectural Design Standards have been created to establish design criteria for architecture and landscape architecture envisioned for all property owners/residents of Saddle Crossing. In effort to maintain property values of the owners in the subdivision, these design criteria will assure property owners/residents within Saddle Crossing that all individual improvements will conform to the same standards of design.

These design guidelines may be amended from time to time, and it is the responsibility of each resident to obtain and review a copy of the most recently revised version of the guidelines. In addition to conforming to these guidelines, all construction must conform to all applicable ordinance requirements of the City of Preston and any other governing agencies.

Conditions, Covenants and Restrictions (CC&Rs)

These Design Standards are in addition to any other recorded declaration of covenants, conditions, restrictions and easements (CC&Rs). These Design Standards are subordinate to the easements, the Articles of Incorporation, the Bylaws and any recorded tract declaration the lot or parcel may be subject to.

Architectural Design Committee

The Architectural Design Committee (ADC) consists of at least 3 persons appointed by the Declarant, and further controlled by the CC&Rs.

In reviewing the application and the materials submitted therewith and in reaching a decision thereon, the ADC shall use its best efforts and judgment to assure that all Improvements shall produce and contribute to an orderly and aesthetically complementary design and appearance and be of the quality required to maintain the Property as a quality residential development.

Applicability and Implementation

These Design Standards are authorized to be used by the Saddle Crossing ADC in evaluating the merits of subsequent proposed development within Saddle Crossing. The implementation and enforcement of the standards in this document will be through the ADC, which will be responsible for design reviews and approvals. The following apply to the implementation of these standards:

- These standards are binding on any person or entity intending to construct, reconstruct or modify any residential property or improvement, or in any way alter the site of Saddle Crossing.
- The standards and the associated design review procedures established in this document are the criteria and process by which the ADC will review, approve or disapprove individual projects.
- The standards are subject to change when the ADC determines such change is in the best interest of Saddle Crossing.
- Adherence to these design guidelines does not remove responsibility to conform to local, state and national codes and regulations.
- Where differences exist between these standards and any City of Preston ordinances, the more stringent ruling shall prevail.

- The ADC shall have the rights and powers conferred upon it by the CC&Rs.
- The ADC is responsible for the administration of and compliance with the community Design Standards.
- If any applicant fails to comply with these Design Standards, the ADC shall have the right to bring compliance or commence appropriate legal action and collect to recover all the costs associated with its actions.
- The ADC reviews submittals for proposed improvements solely for aesthetics and compatibility with the community.
- The ADC has adopted these standards and it is the responsibility of the ADC to review, study and approve or disapprove any proposed improvements or development in Saddle Crossing based on the standards established.

Any review, study and/or approval by the ADC shall not constitute an approval, ratification or endorsement of any life-safety aspects of the improvements, the quality or architectural or engineering soundness of the proposed plan or improvements, nor the suitability of the improvements for its intended use. Neither the ADC, its members, nor officers of the HOA, shall have any liability in connection with, or related to, approved plans, specifications, or improvements.

Further, once an applicant has received final design review approval from the ADC, and the project has been constructed and approved as consistent with the ADC's approved plans and specifications, the project improvements shall be maintained in the originally approved style and character, including architecture, landscape architecture, color, signage detail and design character. Any proposed variances from the original design and development character approved by the ADC shall be submitted to, and approved by, the ADC.

Fee Structure

The following fees are set, according to the CC&Rs.

Security Deposit (Section 10.08) \$0

Application

Design review applications must be submitted to the ADC for approval prior to construction or installation. There are no fees associated with design review applications.

Process

- Applications can be found at www.SaddleCrossing.org
- **Coming soon:** Owners will be able to submit their application for review through the PayHOA online system
- ADC members will review application and issue a written approval or request further clarification or issue a rejection of the application

New Home Application

- Site and building plans
- Drawings should show the placement and dimensions of the structures on the lot
- Blueprints and elevations
- Materials and colors must be noted

Landscaping Application

- May be submitted after home construction begins, but must be approved before landscaping installation.
- **Coming soon**

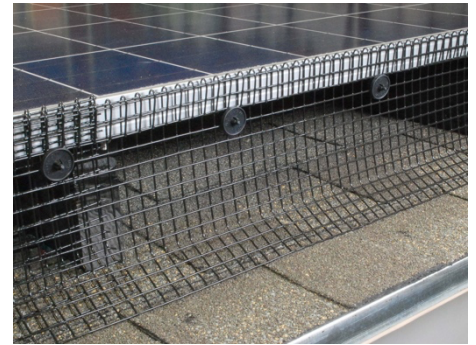
Fence Application

- **Coming soon**

Buildings

Solar Energy Equipment

- Prior to installation, the owner must obtain written approval from the ADC.
- Orderly, block formation placement, in the least visually distracting manner and location is highly recommended.
- A protective wire bird mesh must be installed around the base of the panels so that no gap exists between the roof and the top of the panels. This is to protect homes in the subdivision from nesting birds that may cause a nuisance to the subdivision.



House Numbers

- House address numbering should be no smaller than 4 inches
- To ensure visibility, color and materials must contrast the placement on the house.

Dimensional Architectural Feature

- The front façade of the home should have dimension and not be substantially flat.
- In addition, the front façade should include at least one feature that adds dimension to the front of the home.
- Examples include, but not limited to: bump out, front gable, extended roof, pillars, porch, patio, veranda, portico, balcony, vestibule
- Large front porches are encouraged
- Front door should be recessed or covered



Colors, Materials, and Elevations

- Diversity is encouraged.
- **The front façade MUST include variation, such as multiple materials, orientations, colors, etc**
- Plans with a substantially identical front façade as an adjacent home will not be approved.
- Though not required, the façade of adjacent homes should vary in color and materials.
- While no other specific exclusions in façade colors and materials are defined, the ADC shall have the authority to not approve extreme colors and materials that would be unsightly in the subdivision.

- “Barndominiums” (shop-house combos) and steel buildings as primary dwelling units are not allowed.

Chicken Coops

- Chicken coops must be approved by the ADC.
- (This section will be modified at a later date)

Garbage Cans

- Garbage cans are not to be permanently stored in the front of the house, and should be screened from public view behind an approved fence design.

Landscaping

This section will be amended at a later date to add clarifying details.

Lawn

- Artificial turf is not permitted in areas of public view.
- Artificial plants are not permitted.

Trees

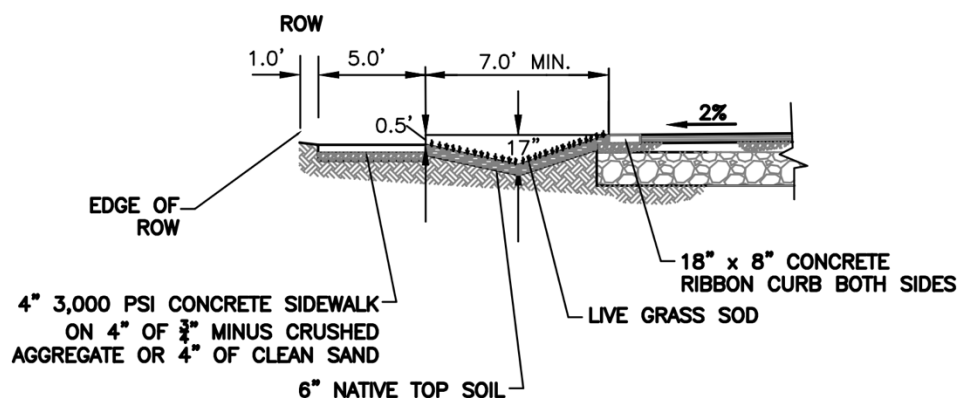
- The front yard must contain at least 1 deciduous tree.
- The rear yard must contain at least 1 deciduous tree.
- Per city code, no trees are allowed to be planted in the drainage swale area.

Hedges

- Hedges or other screening plants are permitted, but must be maintained on a regular basis.

Drainage Swales / Park Strip

- The purpose of the drainage swale is to retain water from the street. It is important that these swales are maintained in their engineered capacity and function in order to protect homes from flooding.
- As indicated on the final plat map, your lot may not abut/include a predesignated drainage swale. However, these same landscaping requirements will be enforced in the same way.
- Preston City code regulates the design and contents of the landscaping.
- Per city code, weed barriers and trees are not allowed in the swale/park strip.
- Swale landscaping must be either or both of the following:
 - Sod grass
 - 1-2" rock with plantings spaced 3-5 feet apart on center
- Irrigation lines must be installed under the sidewalk (using the available sleeve, if any) to the park strip to water the grass and/or plantings. Sprinklers shooting across the sidewalk are not allowed.
- Swales must be kept free of weeds or overgrowth.



SOD DRAINAGE SWALE W/RIBBON CURB
SCALE: NTS

Prohibited Plants & Trees

Most plants and trees are permitted in Saddle Crossing; however, below is a list of species that are explicitly prohibited on residential properties due to their noxious and evasive growing habits.

- Aspen Trees
- Cottonwood
- Palm Trees
- Russian Knapweed
- Hoary Cress
- Musk Thistle
- Diffuse Knapweed
- Russian Olive Tree
- Yellow Star Thistle
- Spotted Knapweed
- Squarrose Knapweed
- Canada Thistle
- Field Bindweed
- Bermuda grass
- Quack grass
- Leafy Spurge
- Dyers Woad
- Perennial Pepper
- White Poplar Trees
- Purple Loosestrife
- Scotch Thistle
- Siberian Elm
- Perennial Sorghum
- Johnson grass
- Medusa head

Fencing

This section will be amended at a later date to add more details.

- Fencing should only be installed on owner's property. If property lines are not clearly marked, a surveyor should be hired to determine and mark property lines
- Finished side slats shall be on the street or public view side of the fence railing
- Fencing shall not obstruct access to gas and electric meters. All meters shall be installed in front of fencing
- Fencing that does not meet these guidelines may be approved by the ADC through a variance.

Color

- **Wood:** Driftwood Gray
- **Trex:** Winchester Grey

Materials

- Painted wood/cedar planks
- Trex
- No barbed wire or chain link fences

Design

- Maximum of 6 feet tall
- Caps

Locations/Sizing

- Rear
- Sides
- Front/side fence should not extend any closer than 5 feet from the front façade of the house
- Front yard (short picket fence only) approved on a case-by-case basis.
- Areas that should be screened
 - Trailers must be parked behind a fence or gate, screened from public view

