

# **SADDLEBROOK ARCHITECTURAL CONTROL GUIDELINES**

Revised June 2013

## **SADDLEBROOK ARCHITECTURAL CONTROL GUIDELINES**

Saddlebrook is a unique planned community located in Pike Township, Marion County, Indiana. The Saddlebrook Homeowner's Association has established these Architectural Control Guidelines in order to protect property values within the community and to provide standards for improvements proposed to be made by homeowners within the Saddlebrook community---Saddlebrook and Saddlebrook South---and are in addition to the requirements of the plat and declarations for the community and relevant governmental laws. These Architectural Control Guidelines are cross-referenced and authorized by the plat covenants recorded with the Marion County Recorder for Saddlebrook.

The Architectural Control Committee will render a decision within thirty (30) days of the receipt of a complete and accurate request for approval. No incomplete request will be reviewed by the Architectural Control Committee. Any request that is contrary to these Architectural Control Guidelines will be deemed to have been denied automatically and the Architectural Control Committee shall not be required to deny such a request in writing or otherwise. In all cases, approval of a request must be received prior to the commencement of construction.

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## **FENCING REQUIREMENTS**

**APPROVED TYPES:** The following types of fences will generally be approved by the Architectural Control Committee:

- A) Board on Board fence
- B) Cape Cod fence
- C) Picket fence
- D) Wrought Iron fence
- E) Vinyl

**DISAPPROVED TYPES:** The following types will generally NOT be approved by the Architectural Control Committee:

- A) Plain chain link fence
- B) Vinyl clad chain link fence
- C) Stockade style fence
- D) Split Rail fence

ALL fence types must be approved by the ACC prior to the fence installation. The ACC reserves the right to inspect the fence anytime before, during or after construction to ensure compliance with the approved fencing plan.

Fencing on lot lines along 56<sup>th</sup> Street shall be limited to a six foot shadow box variety with no fencing allowed in landscape easements.

A lot owner whose lot adjoins the golf course may not install any fence that is taller than 4 feet or that will obstruct another lot owner's view of the golf course.

**FENCING LOCATIONS:** All fencing must be approved prior to the installation of a given fence. The following are guidelines regarding fencing locations which generally will be approved by the ACC:

- A) No fencing will be allowed in the front setback line of the house. For corner lots, this includes the side yard facing the side street of the residence.
- B) Fencing of rear yard and side yard setback easements will be discouraged by the ACC. Any fencing in such easements shall be the sole responsibility of the lot owner.

**FENCING: APPROVED CONSTRUCTION TECHNIQUES:** All fencing shall be constructed of quality materials, such as treated lumber. All fencing shall be properly braced with all posts either concreted into ground or placed at depth whereby the fence will be secure and will not move.

**FENCING MAINTENANCE:** All fences must be maintained in a reasonable fashion. Any warped boards shall be replaced on a timely basis. Any painted fences shall be maintained whereby the fence always has an attractive appearance.

**FENCING & BRACING:** All fence bracing or ribbing shall be on the inside of the fence unless otherwise approved by the ACC.

**DOG KENNELS AND HOUSES:** No dog kennels are allowed. All dog houses must be approved by the ACC prior to construction in terms of both location and materials. Dog houses should be placed in a location whereby they are not eyesores or nuisances to surrounding homeowners. The view of each dog house must be screened with either fencing or landscaping as approved by the ACC. All dog houses must be constructed of quality materials with roof shingle colors and siding and trim to match the colors of the residence of the applicant.

**MINI BARNs, EXTENDED STORAGE SPACES AND ACCESSORY STRUCTURES:** Requests for the approval of mini barns, extended storage spaces and accessory structures generally will be denied. Any other accessory structure must be approved by the ACC prior to construction and must be appropriately screened from view.

**ANTENNAS, TV, RADIO, AND SATELLITE DISHES:** Generally, requests for the attachment of a TV or radio antenna to the exterior of a home will be denied. Generally, requests for the installation of satellite dishes will be denied unless such satellite dish is 39" or less in diameter and as long as they are installed in the most reasonably unobtrusive location on the lot.

**DECKs:** Generally, requests for decks will be approved subject to the following requirements:

- A) The deck shall be constructed with quality material.
- B) Railing on deck shall not extend more than 4 feet from the deck surface.
- C) Final configuration of the deck must be approved prior to the commencement of construction.

**PORCHES, SCREENED IN PORCHES, GAZEBO, ROOM AND GARAGE ADDITIONS:** Generally, requests for screened in porches, room additions and gazebos will be approved subject to the following guidelines:

- A) The additions shall be constructed with quality materials.
- B) The roofline shall follow the natural roofline of the home, or be approved by the ACC.
- C) The roof, siding and trim shall match the colors of the primary residence.
- D) All detailed construction plans must be approved before any construction has begun.**

**POOLS:** Only requests for in-ground type pools will be approved by the ACC. A detailed development plan must be provided to the ACC prior to the commencement of construction. No alteration to the existing grade may be done without the approval of the ACC. Any proposed grade changes must be shown on proposed plans. **POOL FENCING:** Generally, the following types of fencing will be acceptable around a pool area:

- A) Board on Board
  - B) Cape Cod
  - C) Picket
  - D) Wrought Iron
- \* Note – a 5' fence is required by law.

**POOL HOUSES:** Pool equipment storage areas/changing areas generally will be approved as long as the structure does not exceed 10 feet to the top of the roofline and shall be located directly behind the primary residence, and it is attached to the pool area and enclosed within the fenced pool area, subject to the approval of the ACC. Generally approval will be given for a structure approximating 100 sq. ft. All such structures are subject to the following guidelines:

- A) The structure shall be constructed consistent with siding matching the primary residence.
- B) The roof color shall match the roof color of the primary residence.
- C) No metal structures will be approved.
- D) All detailed construction plans must be approved by the ACC before any construction is begun.

**BASKETBALL COURTS/GOALS:** Generally, requests for the installation of basketball courts will be approved subject to the following guidelines:

**BASKETBALL COURTS:**

- A) The final location of the courts shall be approved by the ACC.
- B) Courts will not be approved in excess of 25 feet x 25 feet.
- C) The court must be made of concrete.
- D) **No lighting** will be permitted.

**BASKETBALL GOALS:**

- A) The backboard shall be made from one of the following types of materials:
  - 1) Clear Plexiglas
  - 2) Acrylic
- A) No wooden backboards will be approved.
- C) All basketball goal logos shall be approved as part of the initial submittal.

**PORTABLE GOALS:** Portable goals are generally permitted and must be maintained. Portable goals should be used on the homeowner's property and not placed or used on the street. Portable goals must be stored in the garage of a residence when they are not in use.

**LOCATION:** No basketball rim/board shall be attached to the primary residence. Final location of the goal/board shall be approved by the ACC prior to installation. Generally, basketball goals will be approved if they are located adjacent to driveways.

**INVISIBLE FENCING:** Generally, requests for invisible fencing will be approved subject to ACC approval of proposed fence location prior to installation. All controller boxes, etc. shall be hidden from view.

**LAWN ORNAMENTS:** All lawn ornaments and other items added to the lot beyond the primary residence are subject to the approval of the ACC.

Generally, ornamental bird baths will be approved as long as they do not exceed 3 feet in height. Generally, concrete lawn ornaments which exceed 24" in height, such as deer, etc. will not be approved by the ACC.

**LANDSCAPE DESIGNS & PLANTING BEDS:** At least 80% of the front yard shall consist of grass and landscaping must conform to the establish aesthetics of the neighborhood. The ACC reserves the right to review and deny design based on lack of conformity.

**SIGNAGE:** Only real estate "For Sale" signs are permitted. One "For Sale" sign shall be allowed in the front yard of a primary residence.

No signage shall be located in such a place whereby it restricts or obstructs traffic visibility. No identification signage will be allowed within the right-of-way of a dedicated public street, nor in any area not specifically approved by the ACC.

**PROHIBITED SIGNAGE:** The following signage generally will not be approved by the ACC:

- A) Signs advertising goods, vehicles, services, home occupations or political candidates.
- B) Pennants, banners and portable signage.
- C) Any signage directed at the Golf Course without ACC approval.
- D) Signs on mailboxes or address signs in the yard.

**MAILBOXES AND LIGHTS:** Each lot owner shall maintain a mailbox and post that matches the community standard with respect to size, style, color, materials and address lettering. Mailboxes shall be well maintained and replaced when rust, fading or damage occurs. Posts shall be kept well maintained and painted. Posts shall also be replaced when wood deterioration appears. In addition, each lot owner shall maintain a working yard or coach light. The owner shall at all times keep the dusk to dawn lighting in good repair with working light bulbs. All additional lighting is subject to ACC approval prior to installation.

The cost of lights and mailboxes shall be the responsibility of the owner of the home.

**SODDING & TREES:** Generally, all front and side yards to back edge of house must be sodded, unless specifically approved by the ACC. Generally, hydro seeding of yards will be approved during certain times of the year as established by the ACC. On all corner lots, both areas adjacent to roadway shall be treated as front yards and shall be subject to sodding requirements and fencing limitations.

**PLAYGROUNDS:** All requests for playground structures must be approved by the ACC before installation. Generally, requests for playgrounds will be approved subject to the following guidelines:

- A) Approved location.
- B) Constructed with quality materials. Generally, requests for the installation of wood playgrounds will be approved. Metal playgrounds will not be approved.
- C) Height not to exceed 15 feet unless specifically approved by the ACC.

**EXTERIOR PAINTING:** No change to any exterior color (base or trim) shall be made without the consent of the ACC. The ACC reserves the right to restrict the colors that are utilized in repainting any exterior. Visible signs of wood deterioration and peeling paint shall be addressed promptly. In addition, homeowners will remove all signs of algae and other growth from the exterior of their homes in a timely manner.

**BUG ZAPPERS:** Generally, requests for electric Bug Zappers will be approved subject to the owner requesting the device representing that it will be turned off not later than 10 p.m.

**FLAG POLES:** Generally, requests for flag poles will be approved subject to the pole being made of quality materials firmly secured into the ground and not exceeding 20 feet in height.

**BIRD HOUSES:** Generally, requests for bird houses will be approved subject to the following criteria:

- A) All pole mounted bird houses shall be located in the rear yard of a residence secured firmly into the ground in an approved location.
- B) Quality materials shall be utilized in the construction of the bird house.
- C) All colors shall be approved by the ACC.
- D) Bird houses should be no more than 10 feet in height.

**VEHICLES & BOATS:** No inoperative or unlicensed vehicle shall be parked on, repaired on or “for sale” on any lot or driveway. No camper, trailer, mobile home, watercraft, truck (larger than ¾ ton), motorcycle, mini bike, moped or school bus may be kept in the community unless it is kept in the garage of a residence. Maintenance to any vehicles must be preformed in a garage, or if outside must be completed before nightfall.

**MOTORIZED GO CARTS:** Motorized go carts are not to be operated in the community.

**PARKING:**

Generally, residents should not park on the streets, but should park vehicles in the garage or driveway of the primary residence. In following city ordinance 621-108, "Manner of parking": All vehicles that are parked on the street should be parked parallel with the curb and face the direction of the flow of traffic. Vehicles that are inoperable or do not have a current license plate must be garaged.

Sec. 621-108. Manner of parking.

- (a) Parallel to curb. Parallel-to-curb parking shall be required and be used wherever parking is permitted on the streets and public places of the city, except as otherwise specifically permitted or provided by subsections (b) and (c). Parallel-to-curb parking means parking with the curb side wheels of the vehicle within twelve (12) inches of the curb with the vehicle headed in the direction of the permitted traffic flow in the adjacent traffic lane. Not on the grass.

**Per the city ordinance, our security Patrol has been authorized to ticket any violators.**

**GARAGE SALES:** Our community garage sale lasting for one day will occur one time per year on the 3<sup>rd</sup> Saturday in June. Garage sales held by individual homeowners at other times of the year are discouraged to avoid increase in traffic in the neighborhood.

**STORM DOORS:** Typical full view storm/screen, vinyl/metal doors painted to match the colors in the house (brick, door, trim, etc.) or siding/wrought iron are generally approved.

**RESIDENTIAL USE ONLY:** All lots in the community shall be used solely for residential purposes. No business may be conducted on any lot, except those home occupations permitted in the Dwelling Districts Zoning Ordinance of Marion County, Indiana.

**LAKE LOTS:** No improvement (for example, plants, stones, railroad ties) may be installed near the water's edge of any lake or pond in the community without prior approval of the ACC.

No improvement may be installed near the water's edge of those lakes or ponds that are owned and maintained by the Saddlebrook Golf Course.

**GARBAGE:** No refuse, garbage or trash may be maintained on any lot. Garbage and trash shall be kept in sanitary containers that are not visible from the street, except on collection day. If the homeowner is composting, the composting system that is used must be approved by the ACC. Residents may appeal to the ACC regarding any obtrusive odors.

**LANDSCAPE MAINTENANCE:** All lots shall utilize the following standards of lawn maintenance.

Turf height shall not exceed 4-inches in height and should appear free of weeds. Turf should be string trimmed as necessary to maintain a consistent height around all landscaping beds, tree rings, and hard surfaces.

Any tree that hangs over a sidewalk or street shall have the tree canopy elevated to a height of at least 7-8 feet so that the tree branches do not interfere with pedestrian or vehicular traffic.

All landscaping beds should be free of weeds and plants/bushes shall be properly pruned and maintained.

Dead plant material shall be removed promptly. Homeowners shall also grind stumps on the lot.



**OTHER:** Any alteration or improvement made to a lot within the community is subject to ACC approval prior to its commencement. All questions should be directed in writing to the ACC at the preciously stated address.

**CONFLICT:** Any conflict or ambiguity arising from the application of the requirements of these guidelines and the requirements of the Declaration of Covenants conditions and Restrictions shall be resolved in favor of the application of the Declaration of Covenants conditions and restrictions.

**NON-INVALIDITY OF ACC GUIDELINES:** No declaration of a court of competent jurisdiction of the invalidity of any regulation or part of a regulation contained in these guidelines shall invalidate any other portion of these guidelines.

**VIOLATION/REMEDIES:** For any violation of these Architectural Control Guidelines, the ACC shall provide notice of any violation. Such violations shall be corrected within 15 days of receipt of a notice. If the violation is not corrected, the ACC, through the Association, retains the right to correct the violation and bill the homeowner for all applicable costs including but not limited to: attorneys' fees, cost of repairs, interest up to the maximum rate allowable by law, and all reasonable costs of collection.

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Dear Saddlebrook Neighbor:

Real estate professionals continuously point out that consistency in a neighborhood has a significant positive impact on the economic value of the homes in the community.

To protect property values in the Saddlebrook community, the Saddlebrook Homeowners Association board of directors has established the attached Architectural Control Guidelines to provide standards for improvements proposed to be made by homeowners.

These guidelines apply to homeowners in both Saddlebrook Central, and Saddlebrook South and are effective **June 2013**

The continuing increase in Saddlebrook property values depends on every homeowner in the community adhering to these guidelines.

Saddlebrook Homeowners Association  
Board of Directors