Saddlehorn Homeowners Association

Architectural Review Committee Guidelines for modifications/additions to existing homes

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Saddlehorn Homeowners Association

Architectural Review Committee

Guidelines

1. The Saddlehorn Architectural Review Committee (ARC) is appointed by the Board of Directors, who may or may not be owners in the Association. At least one of the ARC members will be from one of the physical design professions (i.e., civil engineer, architect, land planner, etc.). The ARC is charged with the task of making sure that all exterior modifications to a lot, to include a home and/or landscape are in compliance with these guidelines and the CC&Rs. Only owners can apply for architectural changes.

2. The ARC may periodically revise the Guidelines upon approval from the Board of Directors.

3. Please call the Association Management should you have any questions regarding the submittal process, schedule of meetings, fees, final inspections requirements and any other inquiries you may have.

4. Adherence to these Guidelines will help ensure homeowners that Saddlehorn will be known for its high standards of quality.

5. The ARC does not seek to restrict individuality, but rather to maintain the aesthetic relationship among the homes and the natural surroundings.

6. Construction and/or any improvement will be governed by the current Guidelines and CC&Rs. The Guidelines in effect at the time of submittal will govern any construction that commences within 12 months of plan approval. In the event construction does not commence within 12 months, revised plans will need to be submitted and the current guidelines at time or re-submittal will apply.

7. All plans shall be reviewed by the Committee in closed session. Applicants may request to appear in front of the ARC to discuss their application. The ARC may also request that the applicant appear in front of the committee to discuss the application or provide additional information to the committee. However, any and all decisions on submittals will be made by the ARC in closed session.

8. Meeting will be held on the third Tuesday of each month. Dates are subject to change.

ARTICLE 1
COMMON ITEMS

1.1.1. **Mailboxes:** Shall be of one or more standard designs to be shared on one common post or stone pillar by adjacent property owners as designated.

1.1.2. Wood post replacement must be the original design or the new approved design from Wilray. Management can be contacted for more details.

1.1.3. Stone design to match original or, upon ARC approval, a different stone may be used. The overall designed size should not exceed 48" in height nor 24" in Width.

1.1.3.1. If change in stone is requested it must match toe homes it serves or closely match the original natural rock design.

1.1.4. If a change is requested from the original materials the following will apply:

1. Both owners that share a post must be in agreement to the proposed change in material.
    a. If one owner does not agree, the mailbox post must remain as the original material that was there when the lot was purchased.
2. If both owners agree to a change in materials then:

- Wood posts must be of the original design or the new approved design from Wilray.
- Stone design to match original or, upon ARC approval different stone provided the overall design doesn't exceed 48" in height nor 24" in width

1.2. **Signs:** Other than during construction of a house, no sign, billboard or advertising structure of any kind may be displayed on any lot or parcel except upon and receipt of written permission from the ARC. Signs not meeting the standards of size, color and other specifications set forth herein, or as approved by the ARC, will be removed from the premises where displayed. They will be held for 14 days to be claimed by owner before disposal.

1.2.1. **Political signs:** Shall comply with NRS 116.325. An owner may have a sign no larger than 24"x36" in size with no more than one sign per candidate, political party or ballot question.

1.2.2. **For Sale signs**: All signs shall comply with standards set by the committee. Signs shall be a maximum area of 800 square inches and the longest dimension not greater than 36 inches. The sign is to be on its own post and shall not extend higher than 42 inches from the prevailing ground plane. Contact Management for where signs can be purchased that meet the current color and layout design for signs if listing agent does not have a conforming sign. All signs must be maintained in good condition.

1.3. **Landscape:** All improvements shall at all times be maintained in such manner as to prevent their becoming unsightly, unsanitary or a hazard to health.

1.3.1. If a lot owner is refurbishing the landscape by replacing previously approved plants/trees with like kind due to overgrowth, disease or dying plant material, no additional approval will be required. Owners should be aware of new defensible space guidelines within five (5) feet of any home

1.3.2. Anything that is less than 2 ft. in height in the rear yards and not visible from the street will not need ARC approval, providing color is harmonious with home or surroundings.

1.3.3. Seasonal color plantings do not require approval.

1.3.4. Trim for existing flower beds do not require approval as long as the following guidelines are followed:

1.3.4.1. Natural materials (timber, stone or brick) in keeping with the look of the house or concrete edging in colors similar to brick or stone;

1.3.4.2. Trim may be either temporary (e.g. dry-set stone) or permanent (e.g. mortar-set brick).

1.4. **Antennas:** Televisions antennas (over 6' high), antennas for shortwave or ham radios installations (over 6' high) and satellite discs will not be installed on any lot or parcel without the express written permission of the ARC.

1.4.1. **Satellite "dish" Antennas**: Must be submitted for review for all locations other than on the home such as fencing, free standing posts, etc. Dishes that conform with the FCC Telecommunications Act of 1996, that are less than one meter (39.37") in diameter, and are installed on the home, with the attach point at or below the trim, in either side or back yard, are allowed and do not need to go through the design review process.

1.5. **Exterior Refurbishment**: In the event a lot owner desires to replace, repair or repaint the exterior of any existing structure, it shall only be necessary to submit for new proposed materials or colors. If the replacement or paint is the same color and/or material previously used, no approval is needed.

1.6. **Solar Panels:** Solar panels will not require ARC approval provided they are roof mounted, do not take up more than 50% of the total surface area of the roof and are a non-reflective material with trim that blends as much as possible with the roof.

1.7. **Fence Screening**: Approved screening that may be applied to existing split rail fencing is as follows:

1.7.1. Welded wire galvanized with openings no larger than 2"x 2." This material may be applied to an existing or new split rail fence but is not to exceed in height above the top rail. The wire must be attached to the inside portion of the fence.

1.7.2. Standard chicken wire material. This screen may be applied to an existing or new split rail fence but is not to exceed in height above the top rail. The wire must be attached to the inside portion of the fence.

1.7.3. All other fence screening materials/colors must be submitted and will be reviewed on a case by case basis.

ARTICLE 2
EXTERIOR CHANGES AND APPEARANCE

2.1. **Fences – Installation/Maintenance Rules:**

2.1.1. Unless specifically restated in the supplemental declaration, the following general fencing guidelines shall apply. A fence requested to be placed along a property line with an adjacent owner must be requested stating type, location, materials and height of fencing. At the request of the adjacent owner, a survey to establish the position of the property line is to be conducted before such fence is constructed and is to be paid for by the owner requesting the fence.

2.1.2. All property lines from the front of single family dwelling houses to the street shall be kept free and open.

2.1.3. There shall be no fences or walls over five (5) feet in height anywhere within the development without ARC approval.

2.1.4. There will be designated kinds of fences that will be acceptable, generally being: a board fence, split rail cedar fence and natural rock fences. General fence designs including: height, materials, locations and colors will be specified in supplemental declaration.

2.1.5. Detailed plans thereof shall be submitted to the ARC as in the case of other structures.

2.1.6. All properties adjacent to a road, park area, or common area must have a uniform split rail cedar (3-rail) fence.

2.2. **Fence Additions/Modifications**: Any modification to fence types, fencing material, or locations originally approved by the ARC will require additional review and approval prior to commencing work. Request for adding additional fencing will require a review fee along with a plot map showing the location of the home, existing fencing, the location of the proposed addition, and the type of fencing material to be used.

2.2.1. Fences for the purpose of storing recreational vehicles will have the following requirement for approval.

1. Recreational vehicle will be stored on side of the home
    - **a.** The storage of the vehicle must not extend more than 10' from the rear of the home.
    - **b.** There must be a minimum of 10' from the neighboring property line to allows for vegetative screening to be planted.

2. Access to the recreational vehicle storage area must be from the established driveway, there will be no addition of a second cut to the street to accommodate the access.

2.3 **Exterior Home Appearance change:** Except as otherwise provided in the Common Items in Article 1 above, in the event an applicant desires to redecorate the exterior or any existing structure including the home it shall be necessary to submit the new proposed color schemes and or material changes to the ARC. This should include but is not limited to the following:

2.4. **Paint or trim colors of home**: If an applicant is remodeling the exterior color of their home, the current color can be used without ARC approval. If a different color that the current color is selected the homeowner must submit for approval.

2.5. **Exterior Walls & Trim:**

2.5.1. Natural wood species, natural stones, stucco or other material deemed in the character of the development by the ARC is required for any changes to the current material or colors of existing structures.

2.5.2. Exterior colors must harmonize with the surrounding landscape and all colors are subject to the approval of the ARC.

2.5.3. All reflective metal (with the exception of copper), such as chimney stacks, flashings, exhaust vents and pipes must be painted to match or blend with surrounding materials. All such colors are subject to the approval of the ARC.

2.5.4. Aluminum- or steel-framed windows and doors, solar panels and skylights must be a compatible color or be painted to match or blend with surrounding materials.

2.5.5 Ramps or other modifications needed for access to and from a dwelling, either temporary or permanent, as a result of qualifying disability as defined under the federal Fair Housing Act, shall be permitted, subject to federal regulations and guidelines. Such ramps or other modifications shall conform aesthetically with these Guidelines unless doing so would be cost prohibitive or otherwise violate the Fair Housing Act or any related regulations or guidelines.

2.6. **Roofs:** All roofing materials must be an approved material by the fire protection district. Materials and colors must be submitted and approved by the ARC.

2.7. **Chimneys:** All exterior chimneys must be of wood, brick, stone, stucco or metal. Chimneys must be of such a color as to blend in aesthetically with the residence and are subject to approval by the ARC. Any exterior open flame accessories will be required to be gas only. No wood burning devices will be approved

2.8. **Exterior lighting**: All exterior light fixtures which can be seen from the roads, greenbelts or neighboring home sites must be indirect and additions or changes must be submitted for approval by the ARC. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjacent properties.

- The style and intensity of lighting shall consider not only function and appearance but shall also reflect the existing character of surrounding homes and shall replicate natural light as much as possible.
- Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.
- Landscape uplighting must not exceed 5 watts.

2.9. **Landscaping:** Each lot or parcel shall be completely landscaped consistent with approved landscape plans in a manner suitable to the character and quality of the Saddlehorn Development, and all landscaping shall be maintained to harmonize with and sustain the attractiveness of the development. All owners are encouraged to review the landscaping supplemental information provided by University or Reno Extension Living with Fire Program as it relates to Northern Nevada plants and fire safety.

2.9.1 Landscaping must meet the applicable fire protection district's requirements for establishing the minimum defensible space and all such landscaping shall be continually maintained consistent with the standards of the development, good husbandry practices and the applicable fire protection district's requirements.

2.9.2 **Defensible Space:** Saddlehorn is located in a high fire hazard area as identified by the Nevada Division of Forestry. This is due to the occurrence of lightning and strong westerly winds. Fire suppression over a long period of time has resulted in on-site fuel accumulation that could become a problem during a wildfire. Effective fire protection can be achieved by the removal of highly flammable native brush and grasses, especially cheat grass, from around structures for a distance of 30-50 feet. All native areas must be maintained to prevent excessive overgrowth. There is no clear cutting of vegetation permitted. The open spaces must still support wildlife habitat and plant diversity. Please refer to the vegetation policy for expanded details.

2.9.3. Extensive use of colored ornamental rock will not be deemed acceptable. Rocks encountered through excavation must be utilized in an approved manner or removed from the site. "Extensive use" shall refer to ornamental rock used on front or rear yards covering 40% or more of either the front yard or rear yard. Certain colors of rock may not be approved so any color change should be submitted before changing.

2.9.4 Any addition such as added parking or driveway extensions will be considered on a case by case basis. The added area should not exceed 20% the total preexisting surface area of parking/driveway.

2.9.5. Garden enclosures (including greenhouses) must have prior approval before installation. Raised garden bed enclosures shall be of natural materials (timber, stone, brick) in keeping with the look of the house.. Nothing over 5' in heigh will be permitted outside of the building envelope. Size and location will be considered when plans are reviewed. Location should be chosen to minimize impacting the neighboring home's view.

2.9.6 For small projects the owner must provide adequate drawings to the ARC.

2.9.7. For large projects (defined as projects that involve excavation or re-grading of a lot or any project where the total cost is $5,000.00 or more). The ARC will require one set of plans presented in standard engineer's or architect's scale at a minimum of 1"=10' or larger. A North arrow shall be provided on the plan.

2.9.7.1 Landscape plans should be submitted in one dimensional format with a legend that indicates the plant materials and hardscapes to scale.

2.9.7.2 Color 2-D/3-D renderings are acceptable, as supplemental information, but will not be used in place of traditional drawn plans

2.9.7.3 Plans need to be drawn to scale. If there are features that are over 2' in height, the building envelope must be shown. No permanent features over this height will be approved outside the building envelope.

2.10. **Additions to home or structures added to property:** No accessory outbuildings (e.g., garage or sheds) shall be erected on any lot prior to the erection thereon of a dwelling. Unattached accessory outbuildings may be constructed only as may be approved in writing by the ARC.

2.10.1 Specification to be addressed on all submittals: Any plans submitted must have dimensions of the building envelope from the property line shown. * A structure shall not be considered that is outside of the HOA building envelope. Note that the HOA building envelope is different than the Washoe County setback requirements

2.10.2 Any proposed structure must show finishes that match the current colors and materials of the home.

2.11 **Request for Modifications.** For residents with qualifying disabilities, the federal Fair Housing Act requires that the Association, through the ARC, approve requests for modifications when requested by a disabled resident and the requested modification is necessary to afford the disabled resident full enjoyment of the property and the dwelling thereon. However, the United States Department of Housing and Urban Development

published statements have made clear that a disabled resident must first obtain architectural approval from the housing provider (e.g., the ARC) *prior to* making any such modifications to the property. If the request for modification satisfies the requirements under the FHA, the ARC will grant the request for modification, subject to any additional conditions as determined appropriate by the ARC and as permitted under the FHA. Failure to apply for and obtain approval from the ARC before installing or making the modification will be deemed a violation of these Guidelines.

ARTICLE 3
REMEDIES

3.1. **Additional Remedies :** The ARC may, as a condition of approval, require the posting of a deposit to be used in the event the applicant (or any of the applicant's contractors or subcontractors) causes damage to the Association or any Association common areas or components or improvement for which the Association is responsible or otherwise causes the Association to incur any additional expenses as a result of the applicant's (or any of the applicant's contractors or subcontractors) approved construction or improvements.

Furthermore, the Association may also impose fines after notice and a hearing for any owner's failure to comply with any of the Guidelines stated herein, any condition of approval or any other applicable governing documents. The Association may also seek an injunction or other judicial remedies to prevent the construction or installation of any improvement not approved by the ARC or not otherwise in conformity with these Guidelines, condition of approval or any other applicable governing documents. The ARC may also request as an agreement from the applicant or as a condition of approval that the owner notify the ARC of completion and arrange for a final inspection of the approved construction or improvements.

ARTICLE 4
VARIANCES

4.1. **Variance Request**: The ARC may, but has no duty to, grant reasonable variances or adjustments from the provisions in the CC&R's and these Guidelines where literal application thereof results in unnecessary hardship and if the granting thereof in the opinion of the Committee will not be materially detrimental or injurious to owners of other lots or detrimental to the community at large.

4.1.1. The applicant may submit, as early as possible in the design review process, a letter stating his request for a variance from the Guidelines and his/her reasons therefore. The request must be specific as to the particular design criterion or rule and must provide a justification for the granting of the variance.

4.1.2. Any ARC decision on a variance request must be provided in writing. Only after that provision may the decision be considered in an Appeal Process.

4.2 **Appeal Panel Process:** Should an applicant submit plans to the ARC for approval and later receive a rejection of all or part of their project and feel that the rejection is inappropriate, the applicant may file a written appeal to the Association Board of Directors for a hearing along with a written statement of their reasons why they feel the Guidelines or other governing document provisions were not properly and/or consistently applied. The appeal must be delivered to the Association within 14 days of the date of the ARC denial. If the Board grants the hearing, the applicant would be allowed to bring their architect and/or builder along with them to attend the hearing. No decision will be made at the hearing. The applicant will be notified in writing within 15 days following the hearing.

4.2.1. After reviewing the ARC notes and decision, the Board, at its discretion, makes one of the following decisions: not hear the appeal if it sees no grounds to do so; make a decision based on all data submitted by the applicant; or schedule a hearing with the applicant at a mutually convenient time.

4.2.2. The Board may, after deliberation, reach one of the following decisions: confirm the decision of the ARC was proper; request additional input and/or reconsideration from the full ARC; or reverse or modify the initial ARC ruling as appropriate.

Fees for ARC review (non-refundable) shall be as follows:

Color change to any existing material including driveways	$50.00
Small Landscape change to any existing (under $5000)	$50.00
Additions, removal or product changes to existing structures	$250.00
Large Landscape changes (over $5000)	$250.00
A new home review	$500.00

These Guidelines are adopted by the Board of Directors at the October 20, 2026, Board of Directors meeting.

BY: _____