Saddlehorn Homeowners Association

Architectural Review Committee Guidelines for new home submissions only

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Saddlehorn Homeowners Association

Design Review
Committee Guidelines

Guidelines

1. The Saddlehorn Design 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.

1.3. **Landscape:** All improvements shall at all times be maintained in such manner as to prevent their becoming unsightly, unsanitary or a hazard to health. Owners should be aware of new defensible space guidelines within five (5) feet of any home.

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

1.3.1.2. 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 along with 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 Walls & Trim:**

2.3.1. 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.

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

2.3.3. 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.

2.3.4. 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.

2.3.5 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.

2.4. **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.

2.5. **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 outdoor open flame accessories will be required to be gas only. No wood burning devices will be approved.

2.6. **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.

2.7. **Landscaping:** Within 8 months of CofO (Certificate of Occupancy) of the main dwelling unit, 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.

2.7.1 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. 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.

2.7.2 **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 vegetation policy for further information/details.

2.7.3. 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.

2.7.4 A minimum of three (3) 15-gallon evergreen trees must be planted between the front lot line and dwelling unit as part of the overall landscape plan. There may be specific landscape requirements on designated lots in accordance with a supplemental declaration.

2.7.5. For large projects (defined as projects that involve construction of a dwelling, structural changes to a dwelling, room additions, excavation or significant 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.

2.8. **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.

2.8.1 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

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

ARTICLE 3
NEW HOME CONSTRUCTION

3.1. **New Home Construction:** The following are the Requirements for all new home construction submittals:

3.1.1. All plans must be designed, stamped and signed by either a registered architect or a licensed residential building designer as required by the CC&R's applicable to the phase of the development in which the property lies.

3.1.2. The submission must contain one set of full sized drawings that will include:

The site plans, drawn to scale;

Property lines and building envelope with a North arrow;

Home location, setback, easements and any proposed drainage;

Contours, existing grades/topography, point on property's existing grade from which maximum allowable building height for that property is to be measured and noted as established by developer's site plan, and proposed finish grades at a minimum interval of 2 feet;

Front, rear and side elevations showing the structure's relationship to the existing and finished topography;

Proposed material staging area;

All cuts and fills;

Any other information requested by the ARC such as soil and engineering reports and recommendations.

3.1.3. Location of all improvements to include but not limited to: Driveway; decks, fencing, retaining walls and location of any other structures or improvements (e.g. gazebo, pool, spa).

3.1.4. Color and compositions of exterior materials to be used. This will mean a Color Board with actual samples of stucco color, all painted trim, rock and roof materials.

3.1.5. Landscape plan and any proposed removal of trees, rocks, shrubs and natural vegetation.

3.1.6. All exposed metal flashing and trim and all exposed chimney metal, drains, etc., shall be painted to harmonize with the rest of the house. All plans shall show the color of such material.

ARTICLE 4
CONSTRUCTION RULES

4.1. **Construction Rules:**

4.1.1. All applicants shall pay the sum of Two Thousand Five Hundred Dollars ($2,500.00) payable to Saddlehorn Architectural Account at the time of plan approval, which sum shall constitute a security deposit by the applicant to ensure compliance with the rules of the ARC. The security deposit shall be used to cover any damages to Association common area or any other components or improvements for which the Association is responsible. The security deposit shall be returned to the owner on final completion of all improvements including landscaping to the satisfaction of the ARC so long as no such damage has occurred to the common area or components or improvements for which the Association is responsible. Should any such damage be incurred, the Association shall send a notice thereof to the applicant and provide fifteen (15) days to the

applicant to make the repairs as set forth in the notice. If the damages are not repair in that time, the Association may use any or all portions of the security deposit to make those repairs. In the event that the security deposit is insufficient to cover the costs of those damages, the Association may levy a special assessment against the applicant for the amounts that exceed the security deposit amount

4.1.2. Construction sites, where deemed necessary by the ARC, shall be roped off in order to discourage destruction of native vegetation and neighboring property. Any required roping shall be completed prior to the commencement of any construction. If the construction fence is not in place prior to commencement of constructions, Saddlehorn may put the construction fence in place and will penalize the builder $50.00 plus costs of fencing.

4.1.3. All vehicles associated with a construction projects (including employees) and subcontractors' vehicles) shall be parked in designated areas or on the street where street parking is allowed.

4.1.4. The construction site shall be maintained in a neat and orderly condition with provisions for regular disposal of construction debris to the satisfaction of the ARC.

4.1.5. There shall be no excessive noise on the site and radio volumes shall be kept low so as not to bother neighboring property owners. Appropriate radio volumes shall be determined solely by the ARC.

4.1.6. Construction hours are Monday through Saturday, 7:00am-6:00pm only. There shall be no construction activity on Sunday.

4.1.7. Pets will be allowed on construction sites until such time as they are deemed a nuisance by the ARC.

4.1.8. All signs during construction shall first be approved by the ARC and shall conform to standards as provided by the ARC.

4.1.9. Except for the temporary loading and unloading of heavy equipment, there shall be no trailers on any construction site, unless first approved in writing by the ARC.

4.1.10. All construction materials (including excavated material) shall be neatly and properly stored on site. No construction materials may be stored on adjoining property or in the street.

4.1.11. All builders will be responsible for any damage caused by their activities and will be fined accordingly for the costs of repairing any such damage.

4.1.12. All other rules listed within the CC&R's not specifically mentioned herein are to be complied with and are incorporated by reference herein.

ARTICLE 5
REMEDIES

5.1. **Additional Remedies :** The ARC may, as a condition of approval, require the posting of the $2,500.00 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 6
VARIANCES

6.1. **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.

6.1.1. 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.

6.1.2. 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.

6.2 **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 with 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 Appeal Panel 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.

6.2.1. 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.

6.2.2. 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.

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

BY: _____