

# Quick Guide for Saddle Crossing HOA

Updated 12/26/24

This guide is intended to summarize the purpose, role, and restrictions of the Saddle Crossing Homeowners Association. This summary is provided as a way to quickly understand the key points and does not constitute modification or replacement of the HOA governing documents.

## Purpose

It is our intent that this HOA is not to be restrictive in every matter. We truly don't want that either. Our approach is to provide **common sense policies** that protect and preserve the property values and peaceful enjoyment of the owners. These policies **help all owners** who are members of the HOA.

## Association

Industry-standard powers and responsibilities are given to *Saddle Crossing Homeowners Association, Inc.* Tricon Properties (Declarant) has controlling voting interest until the association is transitioned to the owners.

- At time of closing on a lot, **\$120 initial assessment** paid to the Declarant
- Due yearly, **\$120 regular yearly assessment** paid to HOA
- **Transfer fee of \$120** when lot is sold to a new owner
- Annual due date is **January 1st**

## Secondary Irrigation System

As per the development agreement with the City of Preston, this HOA is responsible for the

installation and maintenance of the secondary irrigation water delivery system to each lot. Shares of the Consolidated Irrigation Company are owned by the HOA. Easements across the lots are granted to HOA to install and maintain the system.

## Property Use

Saddle Crossing is a **residential** subdivision. The following restrictions are for the benefit of all owners.

- Dwelling units are to be used as homes for owners, not for short-term rentals
- Animal restrictions and containment to protect all owners (dogs, cats, chickens, and similar)
- Trash and other goods/materials should be properly stored to prevent unsightliness
- Trailers/RVs and other equipment should be stored behind fence/gate
- Vehicle parking should be inside garages or on a paved/hard surface
- Small home businesses are encouraged, provided that the traffic flow doesn't substantially increase to affect the use of other owners' property
- No open burning, and fires must be contained in a pit (or similar) 25 feet from fence

## Architectural Review

An **Architectural Design Committee (ADC)** comprised of **three individuals** appointed by the Declarant must review and approve the following documents before construction begins.

- **Site Plan** (building and fence placement)
- **Building Plan** (exterior)
- **Landscaping Plan** (plant locations)

## Architectural Design Guidelines (Summarized)

The following are the key points of the architectural restrictions which are regulated by the ADC. Again, the intent of having these is to **protect the property values of all owners**. Variances can be granted on a case-by-case basis.

### Site

- Setbacks should comply with Preston City code
- Fences should comply with material, color, and height restrictions defined by the ADC

### Building

- Diversity is strongly encouraged. Adjacent homes should not look substantially identical in their front elevations
- No vinyl siding is allowed, unless otherwise approved by the ADC
- The front façade should include at least one dimensional architectural element (such as an extended roof line, porch, or pop-out)
- Covered front porches are encouraged, though not required
- Outbuildings should be constructed of similar materials/color as the main unit, and must also be approved by Preston City
- No "barndominiums" or similar

### Landscaping

- Drainage swale in front of the property should include sod, or rock plus plantings
- All other landscaping should not affect the use of adjacent lots or be unsightly
- To prevent invasive plants from spreading to adjacent lots, some plant species are prohibited