

Saddlebrook Farms Homeowners' Association, Inc.
Covenants and Restrictions
"Covenants Guidelines"
February 5, 2018

Purpose:

This document contains guidelines to supplement and expand upon the official Saddlebrook Farms Homeowners' Association Covenants Conditions and Restrictions (Covenants) to give Property Owners (POs) and guests guidance and directions on what is permissible, and, in some cases, what is not, in cases where the Covenants are not explicit.

General Exemptions:

All work approved/built prior to the effective date of this document may be exempt from the restrictions in this document, including total replacement of a partially or fully destroyed Dwelling Unit, so long as the reconstruction is strictly consistent with the previous state. Any new or future changes or improvements require ACC approval.

1. Water and storm drainage: All owners who have culverts in their driveways shall keep them free and clear of plant growth and debris build up. Owners who have channels for drainage across their driveway shall assure that the grass level is maintained to not impede the flow of water. Any additions or modifications to the property to include topsoil, compost, sod, landscaping, that may impede or reduce water drainage must be avoided or remedied. If there is any doubt or concern by the owner regarding an anticipated change or addition, the owner should use the form titled **"Request for Exterior Change to Property"** and submit to the ACC.
2. Signs on homes or in yards are generally prohibited with the following exceptions:
 - Allowed one real estate sign per lot, no larger than six square feet.
 - Political signs:
 - allowed one per candidate per campaign,
 - no larger than 18 x 30 inches,
 - may not be posted earlier than three weeks prior to election date, and
 - must be removed within one-week post-election.
 - Small legal no-trespassing and security signs are permitted.
 - Small and professionally made team spirit signs are permitted.

3. Maintenance

Yards and Landscaping

- **Front and side yards** should be mowed and trimmed regularly to maintain a neat appearance, Lawns should also be treated/nurtured as necessary to maintain viability and lawn health/condition.
- **Rear yards (or side yard behind fencing)** maintenance and control requirements are less restrictive than front or more visible yard areas, nevertheless, they must be properly maintained.
- No overgrown, offensive, or invasive type vegetation or foliage should be planted or cultivated.
- **Planting beds** should be kept mulched and maintained, and weeds should be removed as needed.

- **Shrubbery and/or hedges** should not be allowed to “crawl” or spread into grassy areas; should be kept trimmed and pruned; and should be kept in a healthy condition.
 - **Dead landscaping plants** must be removed promptly.
 - Florida has water friendly landscaping guidelines or statutes available for reference and application. For source reference see edis.ifas.ufl.edu or contact the Alachua County Extension Office, 352-955-2402.
 - **Structures (homes, sheds, mailboxes, etc.)** should remain clean and the finish or coating must be properly maintained (free of fading, flaking, deterioration).
4. **Animals**
- Only "conventional" pets are normally permitted, such as dogs, cats, caged birds, fish, hamsters, guinea pigs, gerbils, reptiles, etc.
 - Pets may not be a nuisance or bother to neighbors.
 - Pets that are normally leashed (namely dogs) may be allowed free in fenced back yards only, but must be kept leashed, or under direct supervision and voice control of the owner when in front or side yards, and leashed when off the owner's lot.
 - Dogs must not be allowed to roam the neighborhood at any time.
 - Owners must clean up after their pet and properly dispose of fecal matter.
 - All pets must be vaccinated in compliance with the Alachua County Animal Control Codes and Ordinances.
 - No animal commonly considered livestock or game animals may be kept.
5. **Exterior Television Antennas** (Satellite or other) may not be installed without prior ACC approval; however:
- Satellite dishes must not exceed eighteen inches (18") in diameter without approval.
 - It is preferred that all antennas should be placed in a location not visible from the street/public areas whenever possible and still maintain signal access.
 - All antennas must meet all applicable City, County, State, and Federal codes, rules, regulations, statutes, and laws.
 - Antennas for AM/FM radio, amateur ("HAM") radio, Citizens Band ("CB") radio, and Digital Audio Radio Services ("DARS") are not permitted without ACC approval.
 - Satellite dishes that are not in active use must be removed.
6. **Roadway:** The speed limit of 20 mph must be adhered to at all times for the safety of all residents. Residents are responsible for informing guests and contractors of the speed restriction and the “one-lane” protocol that must be exercised (see item **11 Vehicles** below).
7. **Gateway opening/closing for events:** Gates must not be opened for “free-flow” passage for neighborhood events. Hosts of any such events should provide their personal gate code to attendees.
8. **Structures** such as exterior storage buildings must be approved by the ACC. The acceptable guidelines are as follows:
- Structures may be permitted in the side and back yard only, and must be minimally visible from the street, and be screened by either a fence or sufficient landscaped materials.
 - The color must be of a similar color palette of the home.
 - The outside finishes should complement the architectural style of the home (i.e., roof type and color, siding type and color).

Note: Sheds must meet Alachua County statutes/guidelines, which are available from the Alachua County Office of Growth Management (<https://growth-management.alachuacounty.us>). For sheds not requiring a building permit, see:

https://growth-management.alachuacounty.us/formsdocs/BLD_StorageShedExemption.pdf

Fencing: All fences on private properties require ACC approval. Fences are restricted to rear and side yards only and must:

- be constructed of wood,
 - be of “Shadow Box”, or similar design,
 - not exceed 6 feet in height (unless additional fencing needs to be added to the bottom of a fence to span depressions)
 - may be stained/painted as approved by the ACC, and
 - have gates constructed in the same manner as the main fence, i.e., not of a different material, color, or design.
 - must be stained/painted and maintained in good condition and appearance at all times.
 - wire or chain link fences are not allowed.
 - post-and-board fences are allowed by exception for perimeter of neighborhood as addressed in Covenants.
 - modifications to location, design, materials, and appearance of fences, including staining/painting, may only be made with ACC approval.
9. Solar panels may be installed with approval of the ACC, and the request must be accompanied by the external installation plans. The panels should not be mounted on roof facing the front of the dwelling unit, nor if directly visible from streets unless absolutely necessary to operate. Certification from the installer must include such justification.
10. Dead and/or diseased trees must be removed with no stump remaining, i.e., cut/ground flush to ground level. All county and city ordinances relating to tree removal shall apply.
11. Vehicles
- Must be parked in accordance with Covenants.
 - Temporary/visitor parking:
 - may be partially on street in two-lane section of neighborhood so as not to obstruct traffic flow or access by service vehicles;
 - is prohibited on lawns or common areas on a regular or routine basis;
 - Recreational/non-passenger vehicle (commercial trucks, RVs, campers, boats, trailers, etc.):
 - may not be parked on the street;
 - should be kept in garage or behind an ACC-approved enclosure or landscaped area, and should be minimally visible from the street.
 - Off-road (i.e., racing, collector, etc.) vehicles may be kept with ACC approval provided storage location meets parking requirements for recreational/non-passenger vehicles.
 - Vehicle repair and maintenance:
 - repairs/maintenance may be conducted only within a (normally) closed garage;
 - vehicle, parts, all tools, and related refuse or equipment must be completely contained within a closed garage overnight;
 - noise and odors associated with maintenance must not disturb neighbors;
 - no maintenance/repairs may be conducted on the street or on common areas.
 - No vehicle (including ATVs, motor cycles, dune buggies, golf carts) shall be operated in the common areas.
 - Service vehicles are not allowed to traverse or turn around on adjoining lawns except by owner's permission and by exception.
 - Vehicle courtesy must be observed when entering, navigating, and exiting the one-lane section of road. Property owners are expected to brief guests and contractors to look ahead

before entering the one-way section and yield to opposing traffic. Likewise, when initiating exit from the one-lane section, drivers must look ahead and yield to avoid oncoming traffic, i.e., do not drive on lawns or cause on-coming traffic to do so.

12. All pools require ACC approval and must meet acceptable criteria:

- In-ground pools are preferred.
- Above ground pools may be approved depending on construction, installed decking, visibility, etc., and:
 - should be constructed of metal,
 - should be surrounded by wood/composite decking so as to conceal the pool structure,
 - temporary pools are prohibited.
- “Kiddie Pools” of less than 24” depth are allowed in rear yards. They may be used in a driveway, or a front (or side) yard on a daily basis provided they are drained and removed overnight.
- Pools must be maintained so as not to constitute a health hazard (e.g., filtered, treated, fenced, etc.).
- Pool enclosures, including screening, require ACC approval.
- Hot tubs or spas are permitted without ACC approval in fenced back yards or on decks.

13. Garbage and/or recyclables may be placed at the curb on the evening prior to collection and all empty containers must be removed from the curb by 8 a.m. following collection day. No loose trash is allowed and must be in containers or heavy-duty bags and in compliance with the waste collection company requirements. Exception: lawn trimmings from a weekend may be placed at the curb when trimmed, but must be cut and/or bound according to waste collection company requirements.

Any remaining trash on the street after collection time must be cleaned up by the occupants.

14. Buildings/Structures other than house/dwelling unit (sheds, storage units, workshops, pavilions, detached garages, gazebos, or any such structures) must be approved by the ACC. If an existing structure such as these is to be either replaced or relocated on the property it must be approved by the ACC, See Article VII (as revised) in Declaration of Covenants, Conditions and Restrictions of Saddlebrook Farms Subdivision.

15. Replacement of asphalt/composite shingle roofs with metal roofs: Metal roofs on houses and structures should not be of the flat, ridged, or crimped style, but should be “architectural style” to simulate the style of the non-metal roof being replaced. [Note: All dwellings in Saddlebrook Farms were originally constructed/roofed using asphalt or composite shingles.] Conversion to a metal roof or other-than-original material/style, or different color, must be approved by the ACC in accordance with the Covenants. The owner should require a 25-year color guarantee from the vendor/manufacturer. “Texture”/finish chosen must eliminate offensive sun reflection toward neighboring properties.

END
