



**The Summit at Saddle Creek**  
**Special Features**  
**March 15, 2004**

The following Special Features are intended to enhance the character and bring value to the Summit neighborhood. In the event of any conflict between these Special Features and the Architectural Design Guidelines, the Special Features shall control.

The Special Features are specifically designed for the Summit at Saddle Creek neighborhood. These Special Features are a supplement to the Saddle Creek Architectural Design Guidelines that are in effect for the Saddle Creek community which are subject to amendment from time to time by the Architectural Design Committee (ADC) that is empowered by the Master Declaration of Covenants, Conditions, and Restrictions (CC&R's). The Summit neighborhood consists of Lots 252 through 268 located on Summit Lane and Summit Court.

1. Minimum house size (square feet of habitable living space): Lots 252 through 255 and 263 through 268 minimum size is three thousand (3,000). Lots 256 through 262 minimum size is three thousand three hundred (3,300).
2. Minimum set backs, Front Yard set back: 35', Rear Yard set back: 25', Side Yard set back (both sides): 25'. Some extensions will be permitted into setbacks on a case-by-case basis if exterior walls and roofs are articulated along the building wall lines and property lines to a maximum of 10' into each side yard or front setback.
3. Exterior walls shall not extend up over one story with the exceptions of various sections within the architectural character of the design. Two story elements shall be set back or cantilevered to achieve articulation or designed within a roof structure or other acceptable concepts, subject to ADC approval. Exterior wall

and roof lines shall articulate in order to lessen the impact of long straight walls. Mansard roofs are not acceptable.

4. All exteriors shall consist of a mix of varied materials such as stone, wood, Timbers, glass, exterior plaster or other quality materials. Exterior plywood is not acceptable. All elevations shall have a minimum of 15% stone or other ADC approved masonry surfaces.
5. Exterior wall enhancements, such as stone, and window design elements shall be consistent on all elevations. Window surrounds or other ADC approved concepts are required and shall be constructed from stone, pre-cast concrete, fauxcrete, wood or architecturally shaped (articulated) foam or similar materials.
6. Garage doors shall be recessed into the façade a minimum of 1' and shall not face onto street frontage unless screened by solid architectural landscape walls. Every house shall have a garage adequate for at least 3 cars.
7. Roof products shall consist of slate, fauxslate concrete, clay, copper, standing seam factory finished metal, or similar products. Asphalt shingles or comp roof products are acceptable if quality and appearance is equal or exceeds "Celotex Presidential Shake" 40-year product and compatible with the character of the architectural design. Flat roofs in general are not acceptable except for areas within a specific design that will not distract from the overall architectural character.
8. Driveway and hardscape surfaces shall be concrete or stone products enhanced by patterns, color, shapes or other design features. Raised planters within the architectural character of the home are encouraged. Large natural stone walks with integrated low planting is encouraged. Standard broom finished non-color enhanced concrete is not acceptable.
9. All areas outside of buildings, hardscape and swimming pool areas shall be landscaped with automatic irrigation and planting. Some blending of natural grasses will be permitted within lots on slopes adjacent to natural grassed areas, subject to the incorporation of native to the area trees of specimen size or a minimum container size of 24" box.
10. Minimum size of plant materials: Tree minimum size shall be 15 gallon with a minimum of 2/3 of trees to be 24" box or larger. Shrub minimum size shall be 1 gallon with a minimum of 2/3 of shrubs to be 5 gallon or larger. All plant sizes and spacing to be designed to fill in to a mature state within 3 years or earlier. Large native to the area boulders and water features are encouraged. Specimen size trees are also encouraged.

Saddle Creek Architectural Design Committee

