

2026

Architectural Standards & Guidelines



Architectural Review Board (ARB)
Saddlebrook Community Association Inc.
1/1/2026

Mission Statement

HOA Architectural Review Board (ARB) Committee

To uphold and enhance the visual harmony and aesthetic integrity of our neighborhood both in the shared and personal property by ensuring that all architectural and landscape modifications align with the community's established guidelines and standards.

We aim to maintain the balance between individual homeowner expression and the collective appeal of our shared residential environment.

Through fair and consistent application of our policies, we strive to protect property values, promote sustainable and aesthetically pleasing designs, and foster a sense of pride and cohesion among residents.

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1 INTRODUCTION

It is the purpose of these Architectural Guidelines and Regulations to help promote and maintain high-quality residential and community character and appearance. It is intended that this quality will enhance the value and desirability of the Saddlebrook Community.

In the event of a conflict between this document (considered a Rules and Regulations document); and our Declaration of Covenants, this prevailing document shall apply. Please refer to the diagram below for an illustration of the order of prevailing HOA documents. Our Declaration of Covenants can be found at saddlebrook34734.com



Prior to initiating any residential construction or exterior improvements in the Saddlebrook Community, the homeowner must receive the approval of the Architectural Review Board as outlined in the Covenants. The approval process is described in Section 2.

If there are any questions regarding these Planning Criteria or the approval process, please contact the HOA Management Company.

Saddlebrook is a Deed Restricted Community. By law, all persons who purchased homes in Saddlebrook must abide by the governing documents. These documents pass on to each subsequent buyer of the home and are attached to the property. Any homeowner who makes an exterior alteration without approval will be in violation of the Declaration of Covenants and Restrictions.

1.1 Definitions

1. "Association" shall mean and refer to Saddlebrook Community Association, Inc. its successors and assigns.
2. "Board" shall mean the board of directors of the Association.
3. "Common Area" shall mean all real property (including the improvements thereto) owned or maintained by the Association for the common use and enjoyment of the Owners. The Common Area to be owned by the Association at the time of the conveyance of the first lot is described as follows
4. "Covenants" shall mean the Declaration of Covenants and Restrictions for

Saddlebrook as recorded in the Official Records Book 4668, Page 415 of the Public Records of Orange County, Florida and may be amended.

5. "Effective Date" shall mean the date this document is approved by the Board of Directors of Saddlebrook Community Association Inc.;
6. "Improvements" shall mean and refer to all structures of any kind including, without limitation, any building, fence, wall, sign, paving, parking and building addition, alteration, screen enclosure, sewer, drain, disposal system, landscaping, exterior lighting or landscape device or object. An Improvement shall mean any one of the Improvements.
7. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area; reference to the "Lots" shall mean more than one Lot.
8. "Members" shall mean all of those Owners who are subject by this Amended and Restated Declaration of Covenants, Conditions, and Restrictions to assessment by the Association, including contract sellers, but excluding persons or entities who hold an interest merely as security for the performance of an obligation. "Member" shall refer to any one of the Members.
9. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities of a fee simple title to any Lot which is a part of the Properties, including contract Sellers, but excluding those having such interest as 5 merely as security for the performance of an obligation. "Owners" shall mean more than one Owner.
10. "Person" shall mean and include an individual, corporation, governmental agency, business trust, estate, trust, partnership association, sole proprietorship, joint venture, two or more persons having a joint or common interest, or any other legal entity.
11. "Properties" shall mean and refer to all of the certain real property of the subdivision heretofore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

2 ARB APPROVAL PROCESS

2.1 Requests for ARB Approvals

No building, fence, wall or other Improvements shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to or change or alteration of any kind therein be made; nor landscape changes as described in this document until the plans and specifications showing the nature, kind, shape, height, color, materials, and location of the same shall have been submitted to and approved in writing or online as to harmony of external design and location in relation to surrounding structures and topography by the ARB.

Owners must obtain approval for Improvements from the ARB prior to making any Improvement or alteration to their Lot as described in the Covenants and the Architectural Standard Guidelines. The Improvement must be described in writing on the ARB Request Form and submitted with all of the required documentation in advance of the ARB Meeting. The request may be submitted online through the HOA online residential portal or via mail to the HOA Management Company. Upon review of the request by the ARB, the Owner will be informed indicating whether the request was approved or denied. The ARB reserves the right to request additional information reasonably necessary to aid in its decision.

The amount of detail required will vary based on the size and complexity of the requested Improvement. It is preferable to submit any such requests at least 5 business days in advance of the ARB meeting to allow the ARB to plan the agenda and to allow sufficient time to review all the pending requests.

2.2 ARB Meetings

The ARB meets based on the need for ARB approvals and the availability of ARB Members. The meetings will be noticed at least forty-eight (48) hours in advance of each meeting with a sign at the entrance to the neighborhood as well as the Saddlebrook website at www.saddlebrook34734.com. This meeting may take place in person or by way of an online meeting, a link for which will be posted to the association's website or emailed to the applicant.

Homeowners can also view updates to their requests in the HOA online resident portal.

2.3 Things to consider

The ARB reviews and evaluates each request based on its individual merits in accordance with the Architectural Standard Guidelines, the Covenants, overall aesthetics and the community standards.

The ARB reviews the proposed Improvement as it relates to (a) the Declaration of Covenants and the Restrictions, and (b) the factors listed herein.

2.4 Validity of Concept

The basic Improvement must be sound and appropriate to its surroundings.

2.4.1 Design Compatibility

- The proposed Improvement must be compatible with the Architectural characteristics of the Owner's house, the adjoining houses, and the overall neighborhood aesthetic setting. Compatibility is defined as similarity in Architectural style, quality of workmanship, materials, and color.

2.4.2 Location and Effect on Neighbors

- The proposed change or addition should relate favorably to the landscape, the existing structure, and the neighborhood. Scale – the size of the proposed change or addition should relate well to the adjacent structures and surroundings.
- ARB Approvals can only be made during properly noticed ARB meetings with at least two of the three ARB Members present. Therefore, Owners must plan to allow sufficient time to obtain ARB review and approval prior to their planned implementation date. Decisions of the ARB are made on a majority basis.
- Any suggestions or comments provided by the ARB with any disapproval of a request are only for the consideration of the Owner and shall not in any way indicate approval of the ARB. Each residential design shall be reviewed by the ARB based on its own merits.
- Any special approval or consent of the ARB which can be interpreted as a variance or deviation from these guidelines will not be considered a precedent for any other future designs and can very well be disapproved or rejected by the ARB when submitted on another submission. When in the sole discretion of the ARB justification exists, exceptions and waivers may be granted only through a variance request and shall not be construed to constitute a precedent or to abrogate any of the rights, responsibilities, and duties of the ARB.
- Approvals shall not become official until reduced to writing. Verbal approvals made by the Board, ARB, or representative of the Association, shall not alone constitute an official approval and may not be relied upon by the owner.

2.4.3 Compliance with Governmental Requirements

- The Owner has the sole responsibility for compliance with all laws, regulations, codes, standards, and similar requirements applicable to the implementation of any Improvement approved by the ARB. ARB approval does not automatically deem the proposed Improvement or alternation to be compliant with local laws, codes or ordinances. Proper permitting, approval and compliance of local laws, codes may be required in addition to ARB approval.

2.4.4 Variance Request / Appeal of Denials

- Owners may submit a written request for a variance for unique situations or an

appeal of a denial from the ARB. Owners must put this request in writing, along with all project documentation, mailed/emailed to the HOA Management Company. Upon receipt of the variance request, the board shall schedule a meeting to review the request within 10 business days.

2.5 Getting Started

2.5.1 Request Forms and Paint Color Books

- Please visit our community website at <http://www.saddlebrook34734.com> for our approved exterior paint book. Please include the proper paint colors on your ARB Request form.
- Our website includes instructions on how to file requests online through the HOA Residential Portal. If you prefer to manually complete the form, you can download it from the website and email the completed form to the HOA Management Company.

2.5.2 Submitting an Architectural Change Request

- Planning ahead is essential. The ARB may take up to 30 days from the date of receipt of your request to respond. If requests are filled out properly, and all required information is included, you should receive a response within 30 days.

NOTE ARB Forms may NOT be faxed in due to diminished quality

2.5.3 Considerations

- Due to changes in Florida Regulations, the ARB or Board of Directors has the option to update the “Architectural Standards Guidelines” as needed. All residents and owners will receive updates via email, or separate USPS mailings, which are to be added to this set of Guidelines. Periodically, this set of Guidelines and Regulations will be reissued with all the updates included.
- Any new “Architectural Standards Guidelines” manual will be dated and will supersede the prior set of guidelines. You may discard the prior set when the new set is received. The most current copy may be found online at www.saddlebrook34734.com
- In no way shall any of Saddlebrook Community Association’s Architectural Regulations, Guidelines, or Covenants waive more stringent than Orange County or State of Florida requirements nor waive the necessity of any required permits.
- Researching and acquiring the appropriate permits required before any project is undertaken is the sole responsibility of the homeowner. The Association is not liable for the owner’s failure to comply with local ordinances.

2.5.4 Estimated time to complete the project.

- Please be as accurate as possible and then add a week or two to the suggested time to allow for delays. It is preferable to keep construction apparatus, yards, mud, worksites and other signs of construction visible for as short a period of time as

possible. We ask that you do everything possible to keep to the estimated schedule. If for any reason you have an unforeseeable delay, it is your responsibility to contact us as soon as possible so we may try to approve a reasonable extension.

2.6 Construction, Landscaping, Equipment Installation or Exterior Architecture Improvements

2.6.1 Exterior

- Any exterior improvements, landscaping, or equipment installation must receive prior written approval from the Saddlebrook ARB.
- The following must be included with each and every Improvement submittal:
 1. Plat survey/plan (copy) with drawing of placement/location and details of Improvement including heights, lengths, widths, and depths. Include setback from front of house.
 2. Include materials, surface texture, color, and grade, etc.
 3. Include visuals in the form of a picture or brochure, or detailed drawing.
 4. A separate submittal form should be filled out for each individual request. (Example Do not request a fence and paint color change on the same submittal form.)

NOTE It is recommended that you include your contractor's professional estimate form, when available.

2.6.2 Neighboring Property Damage

- Please be aware that when you undertake any project on your property which causes damage to your neighbor's lawn, irrigation system or plants, and/or which damages any common property such as sidewalks, curbs or plants, you will be held responsible for the repairs of any damage caused whether by you, your contractor or any equipment used for the project. If there is a sidewalk or driveway apron repair issue (damaged concrete), or any damage to common property owned by the HOA, please notify the community's Management Company or the HOA Board of Directors immediately. Please renovate responsibly and arrange for any needed repairs promptly.

3 ARCHITECTURAL STANDARDS AND GUIDELINES

3.1 Access to Common Areas, Neighboring lots, Vendor Requirements

1. No homeowner shall permit their contractor to access or otherwise cross the common areas, or another person's Lot without receiving written permission in advance from the Board and/or the neighboring Lot Owner.

2. Owners are responsible for all cleanup of any improvement project. All debris, sod, soil, construction trash etc. shall be removed from the lot and hauled to the proper waste sites within seven (7) days of the completion of the project.

3.2 Air conditioners

1. No air conditioners shall be mounted through a window, door, or hung on an exterior wall.
2. No AC equipment other than compressor units, which must be installed on the side or back of the house only, may be visible on the exterior of the home
3. Replacement of air conditioner components shall be in their original location unless approved by the ARB.

3.3 Antennae and Satellite Dishes

1. The ARB requires that all such items be installed as inconspicuously as possible, and that the installation of the antenna comply with all applicable safety restrictions, including any restrictions as to location and height of antenna as imposed by applicable fire codes, electrical codes, zoning codes, and building codes.
2. All antennas not covered by the Federal Communications Commission (FCC) rules are prohibited. No such equipment may interfere with the radio or television reception of other homes.

3.4 Awnings

1. Permanent awnings require ARB approval. They must follow Florida Building Code (especially high wind/hurricane requirements) ensuring proper structural attachment.
2. Retractable awnings ("Sun Setter" or roller style) are permitted on the rear of the home and must not be visible from the street. Retractable awnings must be fully retracted when not in active use.

3.5 Barbecues/Smokers/Grilles

Outdoor kitchens and built-in barbecue units require ARB approval. They shall be located within the rear of the home.

3.6 Clothesline

1. Clotheslines and poles are only permitted on the rear of the home, and should not be visible from the front of the house.

3.7 Driveways and Entrances to Garages

1. Driveways and entrances to garages may be concrete or interlocking stone or brick pavers which complement the color scheme of the home.
2. New or replacement driveways and modifications to driveways with asphalt, loose gravel, stabilized rock and sand base, etc. will not be allowed.
3. Extension of the driveway which expands the overall total driveway width not more than four (4) feet (two (2) feet maximum on each side of the existing driveway) will be considered for approval. The extension should match the existing driveway in design, material and color. No driveway extension shall be permitted beyond the external side lines of the garage.
4. Screen doors are not permitted for garages; the garage doors should remain closed when not in use.
5. Sealing of pavers in a clear, protective sealant does not require ARB approval.
6. Painting of any concrete, stone, or brick pavers that are part of the driveway or sidewalk is not permitted.

3.8 Exterior Façade

1. Changes in the outside appearance of the facade require ARB approval
2. No vinyl siding will be permitted.
3. All reconstruction including roofs shall be of the same or substantially similar material, colors, etc. as the original construction of the house.

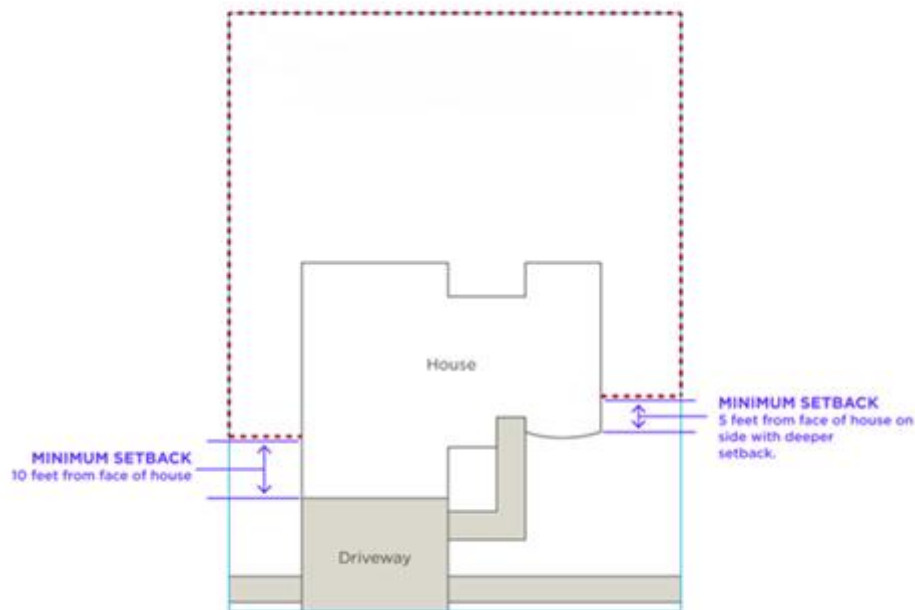
3.9 Fencing - General Guidelines

1. No fences are to be installed without the prior approval of the ARB.
2. All fencing on a lot must be of the same manufacturer, height, model, type finish, etc.
3. ARB Submittal form must include: product data sheet, accessories, picture of fencing, plot plan with fence drawn on it (showing placement of fence).
4. No fence is to be over 6' (feet) in height measured from the ground on which it stands.
5. Owners are required to follow all of Orange County's permitting requirements.
6. The ARB reserves the right to inspect fencing for acceptance upon completion to determine compliance with the approved ARB application.
7. Wooded fenced should be stained in accordance with manufacturers' suggested schedule or more often if visibly needed, such as paint peeling/fading.
8. Vinyl fencing should be routinely clean & treat in accordance with manufacturers' suggested schedule, or more often if visibly needed.
9. Due to utilities and drainage, front yards may not be fenced.

10. All fences that will abut an existing fence or perimeter wall must be installed with the final end side section graduating in height so that the last panel meets the height of the existing fence or perimeter wall.
11. Fencing must complement any existing fencing in directly adjacent lots.
12. Once approved, the installation must be completed within 90 days.
13. Fencing must remain in “like new” condition at all times. “Like new” condition means that regular cleaning of the fence would be needed to keep the crisp, clean appearance. “Like new” also means that any repairs to maintain the vertical nature of the fence should be performed on an as needed basis. At no time will bent, warped, unstable or loose fence panels or posts be allowed for a period of longer than seven days, seven days being deemed a reasonable time period to perform said repairs.
14. Replacement, if necessary, when fence panels, gates, and / or post have: wood rot, evidence of warping wood, termite damage, treatment no longer provides aesthetic relief, mold or mildew, wind damage.
15. Fences must be set back a minimum of 10’ from the face of house. If part of front face of house is set deeper, the minimum setback is 5’ on that particular side. No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
16. The fence must be installed immediately inside the property line, however, not to exceed six (6) inches inside the property line except where easements or swales exist, Alleyways between fences will not be permitted. The Owner of the installed fence which may encroach or enter upon Common Areas or a neighboring lot shall be relocated immediately upon written notice to the Owner and at that Owner’s sole cost and expense.
17. Shrubby and grass shall not be allowed to grow through or between the fence.

FENCING

Standard Lot Requirements



3.10 Fencing - Allowed Fence Type/Styles

Note Fence types should not be mixed on a single side of a lot. Example, on the left side of the lot, there should only be one type of fence, either vinyl or aluminum. Doing a linear line with half vinyl and the other half wood is not permitted.

- Post caps shall be flat or pyramid style. No gothic, ball, or other shaped caps
- Fence panels must have a one inch to six-inch (1" – 6") gap between the bottom of the panel and the ground to allow for drainage. No visible gaps should be larger than 6" not be flush to the ground.

3.11 Fencing - Colors

Wooden

- If natural stain is used it must be sealed on both sides with a clear sealant.
- If painted (only white) the fence must be an exact match of the "Base" home color. The color of paint on the fence must remain consistent throughout the fence (no fading or peeling).
- Paint or Stain in accordance with manufacturers' suggested schedule or more often if visibly needed. (Such as paint peeling/fading)

Sample Wood Fencing



Board on Board



Shadow Box



Picket



VINYL

- The white color of a vinyl fence must be from the manufacturer, meaning a vinyl fence may not be painted and must be white.

Sample Vinyl Fencing



Plain White



3.12 Fencing - Corner Conservation, Special Lot Type

1. Fences for corner lots require close coordination with the ARB due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and county building code setback requirements. The ARB may also take into consideration how a home abutting this lot will be affected due to front set back requirements for the abutting lot, and may require a cutback in the corner abutting the neighboring perpendicular lot.
2. Notwithstanding any other governmental regulations, any side fencing on a typical or regularly shaped corner lot shall be located no more than one-half of the distance between the side wall of the house and the sidewalk along the side street, with a minimum distance of five feet (5') back from the sidewalk. The measurement for the distance of this fence shall start at the side wall of the house. Fence setbacks on irregularly shaped corner lots will be reviewed on a case-by-case basis.

3.13 Fire Pits

1. Outdoor wood burning is prohibited except in a fire pit used on an uncovered patio or an open area of pavers or concrete within the rear yard.
2. If permanent, an approved ARB application must be received before installation.
3. Owners, tenants, occupants and guests shall also comply with all local regulations relating to fire burning.

3.14 Flags (US, State of Florida, Military, POW)

1. Official United States of America flag is permitted to be displayed according to State Statutes and must be replaced or removed if tattered or torn. Such flags, if continuously flown, are to have appropriate lighting at night. This lighting is not to be

installed as to shine towards any neighbor's homes or otherwise disturb others. Flags must not be larger than 4 ½ feet by 6 feet. (per state statute).

2. Freestanding flagpoles are to be no more than 20 feet high.
3. Flags may not be hung in windows as window coverings or drapes.
4. Additional flags allowed to be displayed in the same manner are: United States Army, Navy, Air Force, Marine Corps, Coast Guard and POW-MIA flags.

3.15 Front Entry of Home

1. No front entry shall be used for storage of any kind.
2. Front entry into the home may not be screened and must be left open as constructed by the builder of the home.
3. Patio furniture is allowed per the guidelines under "Lawn/Patio Furnishings."
4. No front entry or front porch may be expanded or altered in size or design.

3.16 Garages

1. No garage shall be enclosed or converted into a living area and must at all times be used as a garage for car storage or storage of Owners personal property.
2. No screening is allowed, temporarily or permanently, on garage door openings.
3. Garage doors should remain closed when the garage is not in use.
4. Stand-alone garages and secondary garages are not permitted.
5. The replacement of garage doors shall meet current County codes at the time of replacement. If there is more than one (1) garage door and the new door cannot be an exact match, then all doors must be replaced at the same time.
6. Garage doors must be painted in accordance with the approved schemes and colors listed in the Paint Book.
7. Design monograms and anything other than a solid door are not permitted, with the exception of window panes in the top most panel of the door or handles and other adornments originally installed by the builder.

3.17 Garbage, Trash and Recycling Cans

1. All garbage and trash containers (standard approved trash containers), including yard refuse, shall be kept within a homeowner's garage or enclosures approved by the ARB. In no event shall such items be visible from any neighboring property, except when placed in front of a lot on the scheduled garbage collection days.
2. No lumber, bulk materials, refuse, or trash shall be kept, stored, or allowed to accumulate on any property except building materials during the course of construction of any approved project.

3. During major renovations, the leasing of commercial garbage bins may be allowed on a temporary basis following prior written ARB approval. Such bins are to be kept on the subject property and not allowed to overflow. Bins must be removed as soon as the refuse levels can be handled by the contractor's vehicles.
4. If plantings are used for screening, "adequate screening" shall be plantings which initially (i.e. when first planted or installed) screens a minimum of eighty percent (80%) and which completely screens the carts within one (1) year from the date of approval.
5. Garbage containers shall not be placed at the street for pick up earlier than the day before the day of pickup and empty containers shall be removed from sight the same day as pick up. Trash bags left outside of the standard approved trash containers will not be collected.
6. Open burning of garbage and other refuse is not permitted.
7. For rules, pickup dates and scheduled holidays for pickup, please visit [Green Clean](#).

3.18 Garden Hoses / Hose Wraps

1. Garden hoses shall be on a hose wrap on the side or rear of the home, or on a mobile station within five (5') of the hose bib. Hoses may be neatly coiled on the ground in a flower bed behind shrubbery out of sight from the street, common grounds or neighboring Lots. Circular (spiral coiled) hoses shall be secured.

3.19 Gas Tanks (Propane and/or Natural)

1. Gas tank must be screened from view of the streets and neighboring property. Appropriate screening includes fencing and landscaping. Gas tanks installed above ground shall meet applicable building code requirements.
2. If using landscape for screening the tank, Owner shall install no less than six (6) plants to screen tank from view of the street and other properties. Plants that are a minimum of three feet tall and that will reach a maximum 80% capacity within 12 months shall be installed and allowed to grow to the height of the gas tank.
3. Separate and apart from the foregoing, pursuant to the Declaration, other than portable propane tanks for use with an outdoor barbeque grill, no oil tanks or bottled gas tanks shall be allowed on any Lot without the express written consent of the ARB and such tanks shall be located so they cannot be seen from other Lots, Common Area or Streets.

3.20 Generators

1. Permanent or hard-wired generators may be installed and mounted on a concrete pad at the rear of the house. These generators are normally hard-wired to the house's electrical system and run off of propane. Generators can be installed on the side of

the house with proper screening behind a privacy fence or landscaping under the same guidelines as those for screening swimming pool equipment or propane tanks.

2. The generator may only be operated when there is a power outage or for the briefest possible time to test it as required by the manufacturer.
3. Portable generators shall be stored in the garage and only placed outside during periods of power outage. They shall be operated in accordance with the manufacturer's directions and located as far as possible from all adjacent houses.
4. **NEVER operate a generator inside the home or garage, even with doors open!**

3.21 Gutters

1. All gutters and downspouts must have ARB approval.
2. All gutters and downspouts should blend with the exterior of the home.
3. Gutter down spouts must not concentrate water flow onto neighboring properties.

3.22 Holiday Decorations

1. Holiday displays in the front entryway and on the front door, along with holiday lighting do not require approval from the ARB.
2. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community.
3. All exterior holiday decorations (i.e., signs, lights, yard decorations, and interior decorations that are visible from the street such as window stickers, decorations in the windows, garlands, etc.) shall be displayed no earlier than thirty (30) days prior to the holiday and shall be removed within seven (7) days after that holiday with the exception of holidays beginning in December. December holiday decorations shall not be displayed before the week of Thanksgiving and shall be removed within thirty (30) days following December 25.
4. Brackets, clips and other holders for holiday lights that are installed on a house must be removed at the time that the lights are removed, unless they completely blend in color with the surface they are attached to.
5. No more than 5 individual inflatable display items are permitted for any holiday.
6. Special occasion decorations such as birthdays, retirements, births, graduations, etc. may be displayed a maximum of one week (seven days).
7. Any displays other than those defined above will require the approval of the ARB.

3.23 House Numbers

1. To aid emergency personnel, delivery people and to conform to Orange County ordinances, each house shall have a readily visible number permanently attached to the front of the house.
2. The numbers shall be located over the garage door or near the entrance to the front door, in a location clearly visible from the street.
3. Periodically you may receive solicitations to paint your house numbers on the concrete curbing of the street. This literature is formatted in a manner to make it appear that the contractor has permission to do this work and is performing a valuable service. **Please be advised that the Association did not and will not hire a contractor to perform these services. All painting and costs shall be the responsibility of the Owner.**

3.24 Hurricane / Storm Shutters

1. Permanently installed shutters may be accordion or roll-up style and must be approved by the ARB.
2. Temporary shutters include Lexan panels or similar, aluminum panels and fabric panels. While not advised, if using plywood panels, they should be marine grade and at least 3/4" thick.
3. Shutters may be closed or installed 7 days prior to the expected arrival of a NAMED tropical storm or hurricane in the area and must be removed no later than a week after the warning is lifted.
4. In the event of an actual storm event causing substantial damage to the house, homeowner may request an extension to this time period if the repairs and restoration of the house require that the panels remain attached for a longer period of time.

3.25 Irrigation

1. Irrigation should be installed in the front, side and rear yards of houses.
2. Irrigation systems should be tested and maintained periodically, no less than every 6 months, to verify coverage and identify and repair any damaged parts. Watering times should be adjusted twice per year per the Orange County and SFWMD irrigation guidelines.
3. Irrigation should not be performed between 10:00 a.m. and 4:00 p.m.
4. In periods of extreme drought and tightened water restrictions, the Association will waive the portions of the community standards requiring the replacement of dead grass and landscaping until the restrictions are lifted. After the restrictions are lifted, all dead grass and landscaping shall be replaced within thirty (30) days.

3.26 Landscaping - General Guidelines

1. The addition, modification, or removal of any landscaping is a landscape change subject to Architectural Standard Guidelines and required ARB approval.
2. The following guidelines apply to landscape changes:
 - a. Any major landscaping changes will need ARB written approval, unless it's replacing annual, small plants or bushes.
 - b. Proposed changes must be consistent with the look of the community and removal of most or all of landscaping is not allowed.
 - c. Maintenance of the lawn and landscaping shall mean at a minimum, upkeep, maintenance and preservation of existing landscaping. Things to consider are:
 - Lawns Should be of a variety known to grow well in Florida.
 - Lawn/grass shall be maintained no higher than 6 inches.
 - All lawns must be edged.
 - Lawn shall be maintained in a green and healthy appearance. No bare or brown spots larger than one foot in diameter to go unattended. Dead sod must be replaced. This applies to Florida Friendly
 - Grass and tree debris shall be blown off sidewalks, driveways, and street.
 - Grass clippings must not be blown into or left to clog the storm drain(s).
 - All plantings shall be trimmed, weeded, and fertilized to maintain a clean, neat, crisp, green, and aesthetic appearance.
 - d. Any Lot owner who wishes to modify and change the landscaping installed by the builder of the house on his Lot, to a Xeriscape or low water usage design must first obtain approval from the ARB. The Alteration Application requesting this approval must be accompanied by a landscape design that is a certified Florida-friendly yard under the Florida Yards and Neighborhoods (FYN) program. Information about this program can be obtained through the Orange County website online: [Florida-Friendly Landscaping](https://sfyl.ifas.ufl.edu/lawn-and-garden/florida-friendly-landscaping/) –(<https://sfyl.ifas.ufl.edu/lawn-and-garden/florida-friendly-landscaping/>)
 - e. 60 percent of each lot visible from the street must contain green space. The other 40 percent can have Xeriscaping. Xeriscaping materials approved are gravel, rock and stones.
 - f. The ARB encourages all Owners to follow the Florida Friendly Landscaping Principles shown below when making changes to their landscape design.
 - i. Right plant in the right place
 - ii. Water efficiently
 - iii. Fertilize appropriately
 - iv. Mulch
 - v. Attract wildlife
 - vi. Manage yard pests responsibly
 - vii. Recycle yard waste
 - viii. Reduce storm water runoff & Protect waterfront

3.27 Landscaping Buffer – Landscaping between lots

1. Side yards between Lots may be landscaped with plant materials to provide visual screening. No more than one (1) landscape buffer will be permitted on each side of a Lot.
2. The landscape buffer between adjacent properties is intended to provide visual screening, privacy, noise reduction, and an enhanced aesthetic transition between lots. This buffer area shall consist of a combination of trees, shrubs, and ground cover designed to create a layered and natural appearance while maintaining the overall character of the community.

3.28 Landscaping –Edging or Landscape Borders

1. There are a variety of edging materials, colors and styles available, including poured concrete curbing, concrete edging blocks, and steel low-profile panels, in muted tones of beige, tan, gray, terra cotta or natural concrete. A sample color chip or photo of the curbing/edging shall accompany the ARB request for review and approval.

3.29 Landscaping –Islands

1. Landscaping may be grouped in an island to provide a focal point. Islands shall be a minimum of fifteen feet (15') long, three feet (3') wide and shaped in a curvilinear design.
2. In no case shall islands take up more than 30 percent of the grassy area.

3.30 Landscaping –Landscape Lighting / Flood Lights

1. Landscape lighting, solar or wired, may only be installed in landscaping beds and along the walk from the front door to the driveway. It may not be installed adjacent to the sidewalk, or between the sidewalk and the street. Individual lights shall be black, white, or natural metal in color (silver, gold, bronze or copper).
2. Post mounted lights shall not exceed 12 inches in height, hanger mounted lights shall not exceed 24 inches in height from the top of the light fixture to ground level.
3. Lighting shall be low level and recessed to shield the source of the light. Low voltage fixtures shall be located and aimed carefully. Tree mounted lights are not allowed.
4. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility.
5. Lights may not shine onto other properties or onto the sidewalk or street.
6. Lights must be maintained in a neat and orderly appearance and shall be operational. Crooked or leaning lights are not acceptable.

3.31 Landscaping –Mulch / Rock

Mulch

1. Landscaping beds and trees may be mulched with a variety of materials, including mulch, pine bark, or cypress wood chips or rocks, which should be replaced or added when the soil is exposed.
2. It is suggested that rigid landscape edgings be used to keep materials in plant beds.



3.32 Landscaping –Ponds & Waterfalls

1. Ponds & Waterfalls are not permitted to be installed in the front or side yards of house.
2. Design of these features shall prevent the creation of stagnant pools of water as they can easily become breeding grounds for mosquitos and other pests.
3. Ponds and waterfalls shall be located in landscaped area within a fenced back yard and situated in a manner that does not permit sounds from the pond, waterfall or its equipment to be a nuisance to neighboring properties.

3.33 Landscaping –Trees

General Guidelines

1. Saddlebrook is notorious for its tree canopy with most street trees installed as a part of a landscape plan approved by Orange County. If for any reason a tree needs to be removed, it will require ARB approval. Street trees might need Orange County approval for removal.
2. If a tree is removed, the stump must also be removed at a minimum of four to six inches below the ground surface. The area must be sodded or landscaped to blend in with the surrounding area.
3. No tree listed as a “Restricted Tree” in the Orange County Tree Ordinance is allowed. Tree staking materials shall be adjusted on a regular basis to maintain a neat appearance and permit plant growth to occur. All staking materials shall be removed no later than one (1) year after initial installation.
4. For safety reasons during hurricanes and storms, and to maintain the health of the trees, it is always best to have trees pruned by licensed arborists. Do not prune or trim trees into unnatural shapes or “topping/rounding over” them.

3.34 Landscaping – Trellises, Lattice, Arbors, Arches and Pergolas

1. Arches, arbors, pergolas, trellis and similar structures are permitted in the rear yards only if the yard has an installed privacy fence. ARB approval is required before installation of any structure.

3.35 Landscaping - Vegetable, Herb Gardens / Compost Bins

1. Vegetable, herb and cutting gardens shall be confined in privacy fenced rear yard.
2. Composting is only permitted in commercially manufactured bins designed specifically for suburban composting. Any such bin should be located in the rear yard and not visible from street.

3.36 Lawn / Patio Furnishings

1. Porch Swings and patio style furniture will be the only acceptable furniture on the front porch of the home. Maximum 3 pieces, example two chairs one table or a double swing.
2. All lawn furniture shall be removed upon the issuance of any storm warnings of a Tropical Storm Warning or higher.

3.37 Lawn and Landscaping Ornaments / Décor (Birdbaths, Potted Plants, Fountains, Stones, etc.)

1. Ornaments or decorative embellishments include those on lawns, landscape beds, entryways and those mounted on the house that are visible from the street or common area. Ornaments should be added tastefully to increase the appeal of the property.
 - a. Lawn ornaments include, but are not limited to: bird baths, bird feeders, bird or squirrel houses, decorative flags (including holiday, sports, etc.), fountains, patriotic non-flag display items, statues, large stones or boulders, sun dials.
2. All lawn ornaments shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher.
3. If any decorative yard items are deemed by the ARB to be too plentiful, too obvious, and too bright, does not harmonize with the architectural style of your home, or are placed in a manner, which causes disturbance to neighbors, the ARB has the right to request the homeowner make appropriate alterations to, or remove the item(s).

3.38 Lighting – (Exterior)

1. Landscape, decorative, and security lighting should be integrated into the landscaping in a manner which will enhance the beauty of the property.
2. If any exterior lighting is deemed by the ARB to be too plentiful, too obvious, or too bright, or is installed in a manner that is distracting or causes a disturbance to neighbors, the homeowner shall make appropriate alterations to or remove the lighting upon written notice from the ARB.
3. Hardware and fixtures should be placed to appear as discrete as possible.
4. All exterior lighting shall be consistent with the character established in the Saddlebrook Community and be limited to the minimum necessary for safety, identification, and decoration.
5. Owners may not install security spotlights or flood lights unless lights are activated by a motion sensor.

3.39 Mailboxes

1. All mailboxes (even replacement) must be approved by the ARB, and must follow all the Federal Regulations Requirements.
2. Mailboxes must be maintained in good repair with working flag, door and house number.
3. The mailbox must be free of algae, mildew, rotten wood, faded PVC, peeling paint, or rust staining.

3.40 Painting (Exterior) and Approved Color Schemes

1. Only those colors and combinations noted in the Approved Exterior Paint Color Combinations guide are permitted. [Click here for the approved paint color page.](#)
2. Prior to painting, Owner must submit to the ARB a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized if not using Sherwin-Williams brand paint. ARB Review Request Forms submitted without color samples will be returned.
3. No house may have more than three colors (base, trim, and front door/shutter colors). The body of the house (base color) must have a flat or eggshell finish, no gloss or high gloss finishes are permissible. If an Owner is proposing to paint doors and trims with gloss or high gloss, this needs to be noted on the ARB Review Request.
4. All colors must be used as intended (trim color only for trim areas, etc.), and no mix-and-match between different Color Combinations.
5. There must be a minimum distance of one home to either side and in front of the applicant's home before a color combination can be repeated.
6. Garage doors must be painted in accordance with the approved Paint Book color schemes and all painting and major repainting jobs MUST be approved by the ARB prior to commencement.
7. The only acceptable color schemes for the exterior of the homes in Saddlebrook are in our adopted color book which can be found online at <http://www.saddlebrook34734.com/>.
8. Should the paint fade, bleed or otherwise become unsightly and unprofessional looking, the home must be repainted. If the stucco crack repairs and/or construction blocks are visible through the paint, the home must be repainted. ARB approval will be required.
9. ARB approval for changing the entry door color is required.
10. You need ARB approval to repaint your home the "same" color. Depending on how long ago the painting was done your paint color maybe outdated and not one of our approved colors.
11. All the painted surfaces of the house are to be kept clean of dirt, rust, mold, and mildew.
12. Painting of public sidewalks and driveways is prohibited. You may use a clear sealer on the driveway and the portion of the sidewalk leading to your front door. The driveway apron may not be sealed.
13. All painting projects must commence within 90 days of approval, or the paint request must be submitted over again. All painting, after commencement, must be completed within 30 days.

3.41 Parking

1. For the safety of pedestrians and other vehicles, it is very important that as few vehicles as possible park on the roads in Saddlebrook. Vehicles parked on the street block the visibility of drivers from children, pets, and other vehicles backing out of driveways. Per Orange County ordinance, no car should block the driveway or the sidewalks. No derelict or inoperable vehicles or unlicensed vehicles may be parked on the property.
2. To maintain the aesthetic appearance of the community, protect property values, and ensure safety, parking vehicles on lawns is discouraged.
 - a. **Aesthetic and Maintenance Concerns:** Cars parked on lawns can create an unkempt appearance, affecting the curb appeal of the surrounding homes. Septic-tank drain fields and irrigation systems can also be compromised and damaged, resulting in exorbitant repair and replacement costs.
 - b. **Environmental and Safety Concerns:** Parking on the lawn can damage grass and soil, and risk oil or other vehicle fluids contaminating the ground. Parking on lawns can also block emergency access routes or create visibility hazards for drivers and pedestrians.

3.42 Pets

1. Pets are not allowed to roam freely in the community. All pets must be leashed when off the owner's property. Animal waste deposited on yards, green spaces, sidewalks, roads, parks or any public place is to be promptly picked up by the pet owner or walker. Failure to do this may result in a fine.
2. No farm animals or fowl (types traditionally kept on farms) are permitted as pets in Saddlebrook Community.
3. No pet(s) shall be allowed to be a nuisance or cause danger to others or property within the community.

3.43 Play Structures, Recreational Equipment and Toys

1. All exterior play and recreational equipment, including swing sets, jungle gyms, soccer goals, trampolines, or the like must be located within the rear yard of the property and must be screened from public view with a privacy fence only.
2. The installation of any permanent recreational equipment must be approved by the ARB, including swing sets, monkey bars, trampolines, etc.
3. All play and recreational equipment must be maintained on a regular basis by the Owner.

4. All play and recreational equipment must be set back no less than 12 feet from sidewalk for pedestrian and automobile safety; and at least seven- and one-half feet (7.5') in from the rear property line.
5. All portable play and recreational equipment, including toys, must be removed from public view when not in use, unless within a privacy fenced rear yard.
6. All portable play and recreational equipment shall be removed upon issuance of any storm warnings of Tropical Storm Warning or higher. Owners shall take all recommended actions to secure non-portable equipment in storm events to ensure that said equipment does not cause bodily injury or damage to other's property.
7. The ARB reserves the right to request that a homeowner remove play equipment if it falls under disrepair such as missing and broken parts or rust, peeling paint etc.
8. Temporary play equipment such as bounce houses must be placed as inconspicuously as possible so that they do not detract from the neighborhood.

3.44 Portable Storage / Moving Containers

1. Portable storage/ moving containers (commonly known as PODS) or any similar units designed for the temporary storage or transportation of a resident's personal household goods are permitted in the community for a maximum of seven (7) days or longer if approved by the ARB.

3.45 Rain Barrels

1. Rain barrels designed for the purpose of capturing rain from the gutter systems may be used on the rear of the house.

3.46 Roofs

1. All roofing must be approved by the ARB. Changes to the soffits/fascia or adding gutters and downspouts require ARB approval.
2. ARB Submittal form must include
 - Detailed Product data sheet
 - Manufacturers Name
 - Color Name
 - Color code / ID. Should blend nicely with the color of the home.
 - Picture if available
 - Roofing material. Only asphalt shingles will be allowed. No tile or metal roofs.
3. Owners are required to follow all of Orange County's permitting requirements.
4. Roofs shall be cleaned within thirty (30) days of notice by management.

5. Roofs shall be high-grade architectural (dimensional) shingles with a thirty (30) year life or similar solar panel shingles in a similar design. Solar shingles will be approved on a case-by-case basis.

3.47 Screen Enclosures, Patios and Sunrooms

1. Changes must be approved by the ARB.
2. Style & shape must fit the architectural design of the house and with the general conformity and harmony of the community.

3.48 Security / Video Cameras

1. Cameras on the exterior of a Home shall be fixed to the exterior walls, soffit boards or fascia boards. Cameras are not permitted in any other location on the Lot, including but not limited to on roof tops.
2. Cameras shall be installed on the exterior of a Home provided that no more than four (4) of those cameras shall be visible when viewing the front elevation of the Home from the street. All cable and conduit connected to or supporting a camera shall be concealed from view behind a wall, fascia board or soffit board.
3. No camera shall be installed in any manner or location that will violate the privacy of another person or their peaceful enjoyment of the Properties. Cameras that rotate, pivot or move by remote control shall not be moved or positioned in a manner that may violate the privacy of another resident or that may impair a person's quiet enjoyment of their Home or Lot. For example, and without limitation, no camera on the exterior of a Home shall be pointed directly at the front door, garage door, windows or patio of another Home. Rather, cameras on the exterior of a Home shall be positioned to capture the areas immediately around the Home and the Lot upon which they are installed.
4. The installation of cameras in no way implies any responsibility whatsoever on the part of the Association, including but not limited to its Board of Directors, ARB, staff, volunteers, officers, directors, employees, managers, managing agents, access control personnel, agents or legal representatives. The Association, as defined above, shall not be held liable, or otherwise responsible, for damaged property, illegal activity, personal injury or death.

3.49 Sheds, Outbuildings and Storage Containers

1. Storage sheds are permitted with ARB approval, as long as it is not visible from the street.
2. Outbuildings and permanent Storage Containers, or other outbuildings are not permitted.

3.50 Sidewalks, Paths and Steppingstones

1. Installing driveway or walkway pavers must be approved by the ARB.
2. Driveways and walkways (leading to your front door) may be sealed with clear sealer without requiring ARB approval. Public sidewalks and driveway aprons (concrete between the street and sidewalk) may not be painted or sealed.
3. All pavers, sidewalks, or walkways must be free of weeds and clean of dirt, mildew, mold, rust, oil stains etc.
4. Painting of driveway and sidewalks is prohibited. Driveway, sidewalks and patio pavers must be kept level and in good repair.
5. If there is a sidewalk or driveway apron repair issue, please notify the community's Management Company or the HOA Board of Directors.
6. All sidewalks must be kept clean, edged, and periodically pressure washed.
7. Sidewalks may be installed from the driveway to a side garage door or fence gate leading to the back yard.
8. Sidewalks and pathways installed on side of home shall be poured concrete slab or pavers to match the driveway exactly be 30" to 36" in width, located a minimum of five feet (5') in from the property line and shall not interfere with approved drainage of the current or adjacent lots. Portions may be elevated due to slope near side of home but not to exceed 12" in height.
9. Steppingstones are not permitted.

3.51 Signs (Sale, Rent, Political, Alarm and Permit)

1. For Sale" or "For Lease" – One (1) professionally made, non-digital, non-electric (or otherwise illuminated) sign constructed of metal or wood, installed on one wooden 4" by 4" post, and of not more than eight (8) square feet of surface area per side (2 sides maximum), containing no handwriting whatsoever, and used solely in connection the marketing of the affected Lot for sale or lease. *See Figure 1 for example.*
2. No "For Sale" or "For Rent" signs etc. may be placed in windows.
3. "Open house" signs are allowed during the event only. No "open house" signs in yard, driveway, sidewalk or any common areas are allowed to be displayed for more than 24 hours.
4. "Protected by alarm" signs are authorized in landscaping near the front and rear door.
5. Signs pertaining to safety matters such as "beware of dog" signs and temporary "treated grass" signs are permitted if not overbearing in color or style or in excessive numbers on the property.
6. A "permit board" displaying a building permit from the applicable governmental agency is allowed if required to be posted conspicuously.

7. Signs of not more than six sq. ft. expressing support of, or opposition to, a political candidate or other issue which will appear on the ballot of a primary, general or special election, are allowed, provided that such political signs shall not be placed a lot earlier than sixty days before such an election and shall be removed within two days after such an election.
8. Political signs are limited to two signs no larger than twenty-four inches (24") by thirty-six inches (36"). **Political signs may be displayed for two weeks prior to an election and must be removed on the day following the election.**
9. Signs may be displayed by the Board of Directors or their committees for Saddlebrook homeowner/resident functions.
10. A "no soliciting" sign on or around the front door is allowed.
11. No other signs may be displayed in Saddlebrook unless they fall under the conditions listed in the paragraph for Holiday Decorations.
12. No signs may be placed in any window, with the exception of "protected by alarm" signs.
13. No other signs are allowed, including vendor signs.



3.52 Skylights

1. Skylights must be integrated as part of the roof design and require prior written approval from the ARB before installation.

3.53 Solar Panels

1. Solar panels require ARB approval.

2. All conduit on the roof or exterior walls must be of a color to blend with the roof shingles and color of house, respectively. Conduits should not be run around eaves or gutters, but instead down through the roof to maintain a neater appearance.
3. Solar collectors and water heating solar panels require ARB approval.

3.54 Swimming Pools and Spas

1. Any swimming pool to be constructed on any home site is subject to review by the ARB.
2. Pool filter and heating equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be considered in locating equipment.
3. Swimming pools shall not be permitted on the street side of the residence and if on a corner Lot must be screened from the street.
4. Screening of the pool is required either by privacy fence or by a screen enclosure that totally encloses the pool. Landscaping may be installed to provide privacy for screened enclosures.
5. Under no circumstances may chlorinated water be discharged onto other homeowners' lawns, community streets, or into retention ponds.

3.55 Vehicles, Boats and Trailers

1. No campers, boats, trailers, ATV/quads, dune buggies, golf carts, or motor homes may be parked on the property unless enclosed in the garage.
2. Auto-body work and long-term or ongoing vehicular repairs are not to be done in the driveway. Such work must be contained within the garage and must not be a disturbance to any neighbors. In addition, such work may not be commercial in nature as this is a residential community.

3.56 Water Softeners

1. Installation usually requires a permit. Please check with the Orange County Building Department.
2. Discharge from water softeners shall be routed to an open-air sanitary waste line or it may dump into a laundry tub or sewer line with an 'IP' trap. It should not drain to the outside open areas.
3. Water softeners should be screened from view from the street with shrubs or other landscaping under the same guidelines as those for screening HVAC and swimming pool equipment.

3.57 Windows (Replacement, Tinting and Treatments)

1. Originally installed windows may be replaced with windows of similar style. Replacement window frames shall match existing window frames unless all windows in the home are being replaced at the same time in which instance a request to change style or color may be considered by the ARB.
2. Owners may request to install energy conservation films on windows. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance's and no less than 30% light transmittance.
3. The degree of darkness allowed for non-reflective tinting shall remain with the ARB on a case-by-case basis. All tinting requests must be accompanied by a brochure or manufacturer's description. All requests must include a sample of the material to be used. This sample will remain with the application and will not be returned.
4. No silver, gold or bronze reflective colors are allowed. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted.