

**THIRD AMENDMENT TO THE
RESIDENTIAL IMPROVEMENT GUIDELINES
AND SITE RESTRICTIONS FOR
SADDLER RIDGE METROPOLITAN DISTRICT**

This Third Amendment to the Residential Improvement Guidelines for Saddler Ridge Metropolitan District (the “**Amendment**”) was duly adopted the day and year hereinafter set forth by the Board of Directors (the “**Board**”) of Saddler Ridge Metropolitan District (the “**District**”) and has also been approved by the Architectural Review Committee (the “**ARC**”) of the District.

WITNESSETH:

WHEREAS, the ARC adopted the Residential Improvement Guidelines for Saddler Ridge Metropolitan District, dated December 1, 2016 as amended by that certain Amendment to Residential Improvement Guidelines, dated March 16, 2022, and that certain Second Amendment to Residential Improvement Guidelines, dated July 20, 2022 (collectively, the “**Guidelines**”); and

WHEREAS, the Board of Directors of the District desires to amend the Guidelines as set forth herein.

NOW, THEREFORE, the Guidelines as hereby amended as follows:

1. Addition. Section 3.1.3 is hereby added to the Guidelines.

Section 3.1.3 Repairs to Structure or Improvement. Any damage to or destruction of any structure or Improvement, or any unsightliness caused through normal wear and tear, located on a Lot, shall be promptly Repaired and Replaced, as defined in Section 5.20 of the Declaration, by the Owner of the Lot. Advance written approval from the ARC is not required for a like-for-like repair or replacement of a structure or Improvement except where indicated in these Guidelines.

Section 3.1.3

2. Repeal and Restatement. Section 3.50 of the Guidelines is hereby repealed in its entirety and the following is substituted.

Section 3.50 Painting. It is recommended that all residences be painted on a regular schedule to avoid chipping and peeling. Approval is not required if color and/or color combinations are identical to the original manufacturer color established on the home and/or accessory improvement. Any changes to the color scheme must be submitted for approval by the ARC prior to the commencement of such painting and must conform to the natural setting and general scheme of the Community. The ARC reviews each submission and approves or disapproves at its discretion.

The ARC recommends submitting your Design Review Request form well in advance of the intended painting date as ARC reviews may take up to 45 days, as provided

for in Section 2.4 of the Guidelines.

- A. Submit the Design Review Request form with your color samples and a general description (or photographs) of the colors of the next two (2) houses on either side of your home, and the house directly across the street from your home. The submitted paint schemes must be different from neighboring residences and the exterior colors submitted are encouraged to feature the following tones:
 - i. Neutral – a color that is not bright and strong; having a color that does not attract attention.
 - ii. Natural – a color inspired by the hues of nature.
 - iii. Muted – a subdued or softened color, not bright.
 - iv. Earth Tone - a color palette of browns, tans, and warm grays; muted and flat in an emulation of the natural colors.
- B. Evaluation criteria for approval of the color palette includes, but is not limited to:
 - i. The colors in the palette submitted work well together.
 - ii. Generally bright, vibrant primary and secondary colors are not permitted except as tasteful and limited accent colors. This includes pinks, oranges, reds, yellows, violets, and similar colors.
 - iii. Black is not permitted as a primary color.
 - iv. Distressed style exterior finishes, defined as finishes which give a weathered or damaged appearance, are not permitted.
 - v. Monochromatic or excessive multi-hued (i.e. Victorian) submissions will generally not be approved.
 - vi. No more than four colors may be used including stained wood (i.e. body, trim and accent).
- C. Garage doors are to be the same color as the siding or trim of the residence, unless otherwise requested and approved by the ARC. Outlining the garage door panels in a contrasting color or in a checkerboard design is not permitted.
- D. All roof vent caps, louvers, plumbing stacks, chimney flashing, valley flashing, and similar features, are to be painted a color not in contrast with the color of the roofing.
- E. Most homes have multiple tone paint schemes (e.g., body color, trim color and

accent color for shutters and doors). New colors submitted should preserve this multiple tone scheme.

- F. Color selections may be submitted to the ARC in the form of manufacturer's paint chips. Please indicate which color chips are for trim, body and accent (doors and shutters) color.
- G. In general, after approval, only those areas that are painted may be repainted and only those areas that are stained may be re-stained; unpainted and unstained areas (such as brick or stone) shall remain unpainted and unstained.

3. Repeal and Restatement. Section 3.63 of the Guidelines is hereby repealed in its entirety and the following is substituted.

Section 3.63 Roofing Materials. Approval is required for all roofing materials other than those originally used by the builder. All buildings constructed on a Unit should be roofed with the same or greater quality and type as originally used by the builder. Rich, natural roof colors are required.

Approval is not required for repairs to an existing roof with the same building material and color that exist on the building.

[The rest of this page intentionally left blank. Signature page to follow.]

ADOPTED this 16th day of November, 2022.

**SADDLER RIDGE METROPOLITAN
DISTRICT**

Jacob Paul
Jacob Paul (Nov 28, 2022 13:10 MST)

Officer of the District

ATTEST:

Kenji Matsuda
Kenji Matsuda (Nov 29, 2022 12:27 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Heather L. Han

General Counsel to the District