

SADDLE BROOK COMMUNITY ASSOCIATION CONSTRUCTION STANDARDS

This document is to be used in junction with the Saddle Brook Rules and Regulations and is specially designed to assist homeowners and builders build new homes and additions to existing homes in Saddle Brook.

All residential lots within Saddle Brook are subject to certain Covenants, Conditions and Restrictions (CC&R's), which were established by the developer for the purpose of protecting the value and attractiveness of all property within the development. The CC&R's were recorded in DuPage County as Document Number R76-61658 and subsequently expanded by Document Numbers R77-65388, R77-76837, R77-76838, R78-45100 and R79-43084. Article V of the CC&R's provides for an Architectural Review Committee (ARC) which shall have the right to review and approve all building plans for complete new homes or any additional or modifications to existing structures. The Committee has established certain building standards for the purpose of protecting property values by maintaining harmonious architectural styles.

Prior to applying for a building permit, you must submit the following four items to: Saddle Brook Community Association, Architectural Review Committee, c/o Oak & Dale Properties, Inc., 211 W. Chicago Avenue, Hinsdale, IL. 60521.

1. Three complete sets of architectural plans, bearing the original seal and signature of architect licensed by the State of Illinois. One set will be returned to you along with the Architectural Committee's evaluation. The other two sets of plans will be retained by the Saddle Brook Community Association.
2. Examples of the exterior materials and color schemes (appropriately labeled). Photographs, brochures, or actual material samples are acceptable.
3. Three copies of the site plan showing the proposed finish grade lines (U.S.G.S. Datum in one foot contours), the locations of all buildings with setback lines and the location and type of all driveways, major trees and shrubs.
4. A \$150.00 non-refundable plan review fee (checks made payable to Saddle Brook Community Association).

To assist you with the design of your home, we have compiled a list of the architectural standards. These standards encompass the requirements of the Architectural Review Committee, the CC&R's and the Oak Brook Zoning Ordinance.

NOTE:

THE VILLAGE OF OAK BROOK HAS A SEPARATE CONSTRUCTION PLAN REVIEW FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT. THE PLAN REVIEW BY SADDLE BROOK COMMUNITY ASSOCIATION DOES NOT SUBSTITUTE FOR THE PLAN REVIEW BY THE VILLAGE.

HOWEVER, YOU MUST FIRST SUBMIT YOUR PLANS TO THE ARCHITECTURAL REVIEW COMMITTEE IN SADDLE BROOK FOR ITS APPROVAL PRIOR TO OBTAINING APPROVAL FROM THE VILLAGE OF OAK BROOK. THE VILLAGE OF OAK BROOK WILL NOT PROCEED UNTIL APPROVAL IS OBTAINED FROM SADDLE BROOK.

THE SADDLE BROOK COMMUNITY ASSOCIATION WILL REQUIRE A BOND FOR WORK PERFORMED IN SADDLE BROOK AS OUTLINED BELOW. THIS BOND, TO BE PAID BY THE OWNER OF THE LOT, IS REQUIRED TO INSURE THAT FINAL LANDSCAPING AND DAILY SITE MANTAINENCE IS DONE IN A TIMELY MANNER. IF, AFTER BEING CONTACTED BY THE ARCHITECTURAL REVIEW COMMITTEE, THE LOT OWNER DOES NOT REMEDY LANDSCAPING, CLEAN-UP, OR OTHER EXTERIOR PROBLEMS, FINES WILL BE LEVIED AGAINST THE OWNER'S BOND. WHEN THE VILLAGE GIVES AN OCCUPANCY PERMIT AND THE FINAL LANDSCAPING AND CLEAN-UP IS COMPLETED.THE BOND WILL BE RETURNED TO THE OWNER IN ITS ORIGINAL AMOUNT LESS ANY FEES INCURRED BY THE ASSOCIATION TO KEEP THE LOT IN GOOD CONDITION.

New Construction/Demolition Homes	\$10,000
Addition to a home larger than 25% of original size	\$ 5,000
Addition to home less than 25% of original size	\$ 2,500

Bond is to be made out to Saddle Brook Community Association in the form of a personal or cashier's check and presented to Oak & Dale Properties prior to work or demolishing starting. The money will be returned upon final inspection by the Architectural Review Committee. The money will not be held in an interest bearing account.

YOU SHOULD BE AWARE THAT THE VILLAGE WILL ALSO REQUIRE A SEPARATE BOND.

It should be noted that because Saddle Brook is a mature community, it is our goal to protect the property values of the existing homes and to be mindful to the sight line from the existing homes. We will take into consideration how the new home/addition will affect the neighboring homes and their views. We feel that this is the best way to encourage new development and to also respect the current residents of our community.

It is our goal to encourage both home additions and new construction in Saddle Brook, and the Architectural Review Committee will do everything in its power to work with homeowners and architects.

Architectural Styles

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Saddle Brook Community Association will be a community of homes with a theme of predominantly European and traditional American architectural styling.

Due to the rolling terrain through Saddle Brook, many lots have substantial grade differentials. We recommend that you carefully consider the grading requirements on each lot prior to designing your home.

Plans will not be approved for a house with an architectural treatment that is identical to one which has been built in Saddle Brook or for which plans have been previously approved. Also, plans will not be approved for a home in which the same color scheme is used on a home on the same block or cul-de-sac.

WE ENCOURAGE YOUR ARCHITECT TO DISCUSS MATTERS OF STYLING WITH THE SADDLE BROOK ARCHITECTURAL REVIEW COMMITTEE PRIOR TO THE PREPARATION OF WORKING DRAWINGS. WE WILL BE PLEASED TO REVIEW YOUR ARCHITECT'S PRELIMINARY SKETCH TO PROVIDE GUIDANCE AS TO THE COMPATIBILITY OF THE PROPOSED ARCHITECTURAL STYLE OF YOUR HOUSE OR ADDITION.

The following is the standards for homes and additions built to homes in Saddle Brook. If clarification is needed on any matter, please contact the Architectural Review Committee through Dennis Brugh of Oak and Dale Properties, Hinsdale, Illinois, 630-323-8810.

Minimum Living Area

The gross interior living space of the house must meet the following minimum area requirements. Portions of the house, which are below the finished grade elevation or are unfinished, will not be included within the minimum area calculation. Garages, decks, porches and balconies will not be included within the minimum living area calculation.

One Story	2500 square feet
Other Than One Story	3500 square feet

Exterior Materials

A newly constructed home must have at least 50% of the exterior wall area constructed of stone or brick. Imitation brick, exposed concrete, exposed cinder block, or aluminum siding is not permitted. Exceptions will be reviewed on a case-by-case basis.

Additions should conform to the style of the original home and the building materials be of the same materials as the original home.

Exterior Painting

The exterior of any home or addition shall not be painted a color different from the existing home without the proposed color having been approved by the ARC beforehand. The application is to include a sample paint chip.

Size of Structure

In general, the front elevation of the house (including garage, but excluding roof overhang) should be at least
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sixty (60) feet wide. Building structures more than thirty-five (35) feet in height are not allowed by the Oak Brook Zoning Ordinances.

Chimneys

Chimneys must be constructed exclusively with masonry materials. Wood or metal chimney enclosures are not acceptable. Furnace flues must be enclosed within masonry chimneys (exposed metal flues are not acceptable). All masonry chimneystacks must be at least four (4) feet wide at all locations. Massive chimneys should contain appropriate masonry reliefs and details, along with an ornamental cap.

Roofs

Minimum roof pitch ratio visible from the front of the house should be:

One Story	6/12
Other Than One Story	5/12

Roofs may be constructed of wood, asphalt, slate or tile. If asphalt is used, it is suggested that it simulates slate, tile, or wood. Metallic roofing materials are not acceptable. The roof overhang and architrave should be appropriate for the housing style. Double frieze boards, plancharad boards, dentils and other details are encouraged along the roofline, if they are appropriate to the style of the house.

Projected bay and bow windows must be covered with a roof that has an overhang of at least six (6) inches. Appropriately detailed copper or shingled canopy roofs over bay or bow windows are acceptable.

Exterior Lighting

Each house should have some type of exterior identification lighting (such as coach lights).

No lighting shall cause discomfort to adjacent neighbors. All spotlight security lighting shall be directed inside property boundaries.

Garages

Each house must have an attached garage (four car garage maximum). Detached garages are prohibited. A side or rear entry to the garage is preferred. Garage doors must be wood or metal, and should have appropriate designs and details. Flush doors without trim and doors with translucent panels are not acceptable.

Four car garages must be specifically approved on a case-by-case basis by the ARC in order to insure that the lot is sufficient in size and the garage will not interfere with the view from the neighbor’s home.

Driveways

The edge of the driveway must be at least three (3) feet from the property line. All driveways must have a permanent hard surface such as concrete, asphalt or brick. Gravel driveways are not permitted. Driveways must be fully completed within six (6) months after the start of construction (weather permitting).

Grading Plans

The Village of Oak Brook will require a building permit survey that shows the existing and proposed grade lines for your lot (U.S.G.S. Datum in one foot contour lines). Your finished grading plan must conform to Revised February 2006

the master plan established for the Saddle Brook subdivision. Copies of the master plan requirements for each lot are available from the Village of Oak Brook. The Village will carefully review each lot-grading plan for conformity with the following criteria:

- a. Compliance with the master grading plan evaluations at lot corners and building lines.
- b. Maximum side yard slopes of 3:1.
- c. Compatibility with adjacent foundation elevations (actual foundation elevations of adjacent homes should be shown on your site plan).
- d. Retaining walls are not allowed except with specific approval from the ARC.

Landscaping Plans

The Architectural Review Committee will require landscaping plans at the same time that the home or addition plans are submitted.

Sod must be completed within one (1) month of the issuance of the occupancy permit by the Village of Oak Brook, weather permitting. This includes front, rear and side yards. Bushes and trees must be completed within six (6) months of the issuance of the occupancy permit and must be included in the rear and side yards.

Both tennis courts and pools will have to be landscaped completely around the fences with year round screening.

Air conditioning compressors must be landscaped in order to protect the view from the neighbor's homes.

Homes additions will also be asked to comply with these landscaping guidelines.

Accessory Buildings

Accessory buildings are not permitted at all. Swimming pool equipment must be stored in a manner that is not offensive to the view of neighbors and must be approved on a case-by-case basis by the ARC.

Tennis Courts, Swimming Pools, and Hot Tubs

These structures will require a special building permit from the Village of Oak Brook and cannot be located in the front or side yard setback areas. The ARC will take into consideration the view from the neighbor's homes prior to approving tennis courts or swimming pools.

Hot Tubs and Spas

Prior to installation of any hot tub/spa, an application to the ARC shall be submitted and approved.

Recreation and Play Equipment

Homeowners often wish to erect swing sets and play equipment on their property. Creatively designed equipment is encouraged. Prior to the installation of any equipment, an application to the ARC shall be submitted and approved. The main concern with this type of equipment is the visual impact on neighboring homes.

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Equipment will be permitted only in rear yard locations not visible from the front of the house. Consideration must be given to lot size, equipment design and size, and amount of visual screening. The equipment must be placed so as to avoid being a nuisance to the neighbors.

Equipment made of natural materials is encouraged. Metal play equipment, exclusive of the wearing surfaces (slide poles, climbing rungs, etc) should be painted dark brown or dark green to blend with the natural surroundings or if located adjacent to the home, to be painted to blend in with the home. The equipment should not visually stand out to the neighbors because of color.

Fences

Fences are not allowed in Saddle Brook except to enclose swimming pools, hot tubs, and tennis courts.

Fences will only be permitted around swimming pools, hot tubs, and tennis courts approved by Saddle Brook Architectural Review Committee and the Village of Oak Brook. Fences around swimming pools should be open fences and at least 42 inches high and not more than 6 feet high. Fences should be at least 5 feet from adjacent lot lines. Fence around tennis courts can not exceed 10 feet in height and shall not be less than 5 feet from adjacent lot lines or easements. Chain-Link fences are only permitted around tennis courts. Fences surrounding swimming pools and tennis courts as seen from interior roads in Saddle Brook must also be screened by evergreen hedges. Natural screening (evergreens recommended) should be planted adjacent to all open fences surrounding swimming pools and tennis courts. Fences of galvanized metal parts are not permitted. Solid fences are not permitted.

Fencing that was installed prior to the establishment of the Saddle Brook Covenants, Conditions, and Restrictions, may not be replaced with new fencing of any type. They must be kept in repair, but cannot be replaced with newer styles or fabrications. It is preferable that the fencing be removed to keep the “open view” to all homeowners.

Skylights

Skylights that are proposed for a new home or addition should have a low profile and should not face the street except in specific cases. Trim color should blend in with the roof color.

Miscellaneous

1. Air conditioning compressors and other mechanical equipment are not permitted in the front yard and must be located at least 12 feet from the rear or side property lines.
2. Metallic flagpoles are prohibited. Non-metallic flagpoles less than 25 feet in height are permitted.
3. Trees, shrubs, and other vegetation may not be planted on corner lots in a manner which will obstruct the vision of a vehicle approaching within 25 feet of the intersection.
5. Awnings or canopies may not project more than three (3) feet from the building.

Construction Hours

Residents who employ contractors to perform services shall not allow the performance of such services weekdays before 7 a.m. and weekends before 8 a.m. Contractors shall be allowed to perform services from 8 a.m. until 2 p.m. on Saturdays. No contract work should be performed on Sunday. All other hours must be

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approved by the ARC. All such contract services must terminate each evening no later than dusk. Contract services include, but are not limited to, general construction activities and lawn maintenance. Contractor trucks and trailers and all other equipment or materials must be removed from streets each evening.

Construction Parking

Contractors will be asked to park their vehicles on a specific side of the street as designated by the Village of Oak Brook.

Construction Site Clean up

The construction site should be clean at the end of each day, which may include sweeping the street of gravel and debris. Please adhere to the Village of Oak Brook's regulations.

Sanitation Issues

In most cases, a sanitation device will be needed on site. This must be maintained regularly and removed promptly at the issuance of the Occupancy Permit.

Dumpster

A dumpster should be brought to the property to properly dispose of construction waste for the construction of both new homes and additions. Dumpsters should be picked up and replaced when refuse extends over the top edge.

Signs

As per Saddle Brook Rules and Regulations, the only sign permitted on the property at any time is a real estate "for sale" sign. Contractor or builder signs are not permitted at any time.

NOTE: Be sure to check with the Village of Oak Brook regarding their zoning ordinances since certain building regulations may impose additional requirements for your building plans. Please consult with your architect or the Village of Oak Brook to determine which, if any, additional requirements may apply.

*Revised and amended
February 2006*

SADDLE BROOK RESIDENT'S CONSTRUCTION AGREEMENT

In consideration for the approval by the Saddle Brook Community Association (hereinafter called the "Association") of the building and landscaping plans for the residence of Mr. and Mrs. _____ (hereinafter called the "Resident") Lot No. __, in the subdivision of Saddle Brook, and in consideration furthermore of the Covenants controlling the use of land in the said subdivision and other good and valuable consideration and the mutual benefits of this Agreement to the Resident and the Association, the said Resident

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deposits herewith with the Association the sum of _____ Thousand Dollars (\$____,000.00) to insure the faithful performance of the following:

1. The driveway of the Resident's premises shall be completed no later than twelve (12) months after the date the Resident begins occupancy of the premises; sod should be planted on all sides of the home within one (1) month, weather permitting, of the occupancy permit being issued, and bushes and trees must be planted on all sides within six (6) months of the occupancy permit being issued. These standards apply to additions.

2. The Resident shall include in his contract for the construction of his premises a provision cautioning the contractor, subcontractors and material suppliers against damaging any streets, curbs and gutters within the subdivision and requiring of them a high standard of cleanliness on such streets in the subdivision and on the site of the premises under construction. The Resident will be responsible for any damage done to such streets, curbs and gutters. Any damage, spillage or debris not corrected or cleaned up by such parties within five (5) days after a Notice is sent by the Association or its Agent to the Resident, may be so corrected or cleaned up by the Association and the cost of the repairs and cleanup will constitute a charge against the Resident's hereinabove mentioned deposit. The Resident will, furthermore, be liable to the Association for any excess which the Association may expend over the amount deposited herein.

3. Prior to the commencement of any construction within the subdivision, the Resident will communicate to the managing agent of the subdivision (presently Oak & Dale Properties, Inc.) the names of the general contractor, architect, to whom access will be necessary for the purpose of construction of the Resident's premises.

4. The Resident shall cause its contractors and subcontractors to refrain from entering upon any lot other than that owned by the Resident. Where arrangements are made with the owner of an adjacent property for the right of entry, passage, dumping of fill or any other reason, details of the arrangement shall be communicated in writing by the Resident to the managers of the subdivision.

5. The Resident is advised to cause his general contractor to erect prior to the foundation being poured, a crushed stone driveway and an apron for storage of materials to assist in the maintenance of cleanliness on the construction site.

6. Where extended delays occur in the construction of a Resident's premises, or the property appears abandoned, the Association may, after reasonable attempts to insure completion are unsuccessful, enter upon the property of the Resident and complete such of the exterior work on the house and grounds as appears necessary to protect the premises from damage by weather or intruders and to insure compliance with the high aesthetic character of the subdivision. The cost of such work performed by the Association, together with interest thereon at the legal rate prevailing at the time the expenditure is incurred, shall constitute a charge against the Resident, his heirs, executors, administrators and assigns; and the Association shall be entitled to a lien upon the Resident's property and to all remedies provided by the laws of the State for reimbursement of such expenses incurred with interest thereon and for the enforcement of the lien. The rights herein provided include, without limitation, the right to complete the landscaping of any premises where such work is delayed beyond the twelve-(12) month period from the date of occupancy hereinabove stated.

7. Upon completion of all work hereinabove provided for the Resident shall so notify the then acting President of the Association, who shall within seven (7) days from the date of such notification inspect the premises and advise the Treasurer of the Association to refund to the Resident all or a part of the deposit hereinabove provided for and made by the Resident. The refund will be made promptly in an amount of ____ Thousand Dollars (\$____,000.00) without interest thereon and less any expenditure incurred by the Association for the repair of damage or cleanup of streets as the result of the Resident's contractor, subcontractors and material suppliers.

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Dated in Oak Brook, Illinois, this ____st day of _____ 2006.

Mr. and Mrs.

Oak & Dale Properties, Inc.
Saddle Brook's' Management Company

**SADDLE BROOK COMMUNITY ASSOCIATION
APPLICATION FOR
ARCHITECTURAL REVIEW COMMITTEE
APPROVAL**

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Homeowners Name _____

Address in Saddle Brook _____

Other Contact Address _____

Phone _____ Cell Phone _____

Application for a Home Addition

Size of original home - _____

Size of proposed addition - _____

Application for New Home Construction

Builder/Contractor Name _____

Address _____

Phone _____

Date Work to Commence _____

Date Work to Complete _____

Bond Money Received by ARC _____

Date ARC Reviewed Plans and Application _____