



CONTRACT RELATED TO HOME BUILDING OR MODIFICATION OF HOME IN R-1 DISTRICT

LOT OWNER MUST INITIAL ALL CLAUSES INDICATING ACCEPTANCE

In consideration for receiving approval to construct a home, or modification in Saddlebrooke Village the undersigned on Page 3 agrees to all the Regulations shown below.

_____ **Single-family dwellings.** All buildings and land within an R-1 Zoning District shall be limited to Single-family dwelling as described in RSMo Chapter 89, Section 89.020.

_____ **Special Uses.** An approved permit must be obtained from the Planning and Zoning Commission for special uses. See Ordinance 2012-14 for procedures to apply for a permit.

_____ **Coverage.** The building shall not cover more than thirty percent (30%) of the lot area. Every building hereafter erected or structurally altered shall be located on a lot as herein defined.

_____ **Parking Regulations.** A minimum of three (3) off-street parking spaces (600 square feet minimum) shall be provided per single-family dwelling. On street parking may be regulated by other Village ordinances.

_____ **Minimum Dwelling Area.** A single-family dwelling shall have a minimum of 1800 square feet (or 2400 square feet in the Seven Pines addition) of living area on the main level. (Required square footage does not include garage space, decks, patios, or utility closets used for heating/cooling)

_____ **Minimum Garage Size.** Each dwelling shall have a minimum two-car garage of at least 400 square feet. The garage shall not be used as living space.

_____ **Minimum Lot Area.** The Minimum lot area per dwelling shall be no less than 20,000 sq. feet.

_____ **Minimum Setbacks.** The minimum setbacks are provided in the POA Restrictions, Covenants and Conditions for all POA property:

1. One acre or less :	30 feet-Front,	30-Feet Back,	10 feet-Sides
2. >1 acre but < 5 acres:	50 feet-Front,	50 feet-Back,	25 feet-Sides
3. 5 or more acres:	50 feet-Front,	75 feet-Back,	50 feet-Sides
4. Seven Pines-all lots	50 feet-Front,	30 feet-Back,	10 feet-Sides

For Corner parcels, the minimum setback from the side yard bordering the street shall be the same as the front setback of the same parcel.

For property not part of the POA, the minimum setbacks are:

50 feet, Front 25 feet-Back 25 feet-Side

_____ **Time-Share Exclusion.** No building or lot within a district zoned R-1, single family, shall be used as time-share property or as a time-share unit as defined in Ordinance 2012-14.



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_____ **Rental Property Exclusion.** No building or lot within any district zoned R-1- Single family, shall be used as rental or leased property as defined in Ordinance 2012-14.

_____ **Temporary Living Quarters Prohibition.** No property within any district zoned R-1 Single family, shall be used exclusively to provide temporary living quarters in a boat, trailer, tent, or recreational vehicle.

_____ **Good Working Order Requirement.** Outside storage of any, but not limited to, abandoned or junked vehicles, non-operative equipment of any kind, or farm implements, shall be prohibited. Any vehicle located outside in any District shall be maintained in operable order and shall have a valid registration for operation and use as required by RSMo Statutes.

_____ **Design Committee Approval.** No structure shall be erected on any lot until the building plans, specifications, and plot plan showing the location thereof have been approved.

1. **Driveways.** All driveways must be concrete, asphalt, pavers, or brick. Gravel and dirt driveways are prohibited-
2. **Fences.** All fences must conform to the design of the structure and the neighborhood. All fences shall be constructed to the rear of the main building. Chain link and barbed wire are prohibited. Design Committee must approve all fences prior to installation. POA requires fences to be 5 feet in height.
3. **Roof and Painting.** The roof of the dwelling erected on any lot shall be high quality composite, cement tile, clay tile, steel, or slate. Wooden shingles of any kind are prohibited. Minimum roof pitch recommended for the main roof is 8 in 12. The Design Committee may approve a lower roof pitch based upon style and overall design of the dwelling. The Design Committee must approve the colors for all exterior materials.
4. **Exterior Building Material.** All exterior building material shall be brick, stucco, cultured stone, stone, solid wood, or fiber cement. Fiber cement products (e.g. James Hardie siding/trim) may not be used on more than 30 percent of the total exterior area. Exterior area is defined as all exterior vertical walls, excluding windows and doors. All materials for decking, porches, and related trim can be considered providing they complement the overall design of the main structure.
5. **Use of Exterior Trim Materials.** Wood, copper, or other high-quality exterior materials may be used for exterior trim provided:
 - a. Such trim materials are used on 10 percent or less of the exterior surface area of the building (to be computed by excluding roof, window, and door surface areas); **and**
 - b. the use of such trim, and the trim materials, are approved in advance by the Design Committee. If the material is used on more than 10 percent of the building, approval is required from the Planning and Zoning Commission

_____ **Timelines for Building and Landscaping Completion.** All structures must be completed within a reasonable time. Twelve (12) months or less is considered reasonable, and the



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timeline shall begin upon issuance of the building permit. Construction must be continuous, as determined by the Design Committee.

1. **The Village of Saddlebrooke Design Committee** should be notified of any situation delaying progression and/or completion of the building process and builders shall offer verifiable rationale in seeking an extension if unable to complete as noted.
2. The structure will be considered completed when the final surface grade of the property has been completed, the County Certificate of Occupancy has been received, and the Village has issued a final written approval to occupy the premises.
3. An additional six (6) months shall then be allowed for completion of the landscaping.

_____ **Outbuildings.** All outbuildings must be incidental and built from materials similar or compatible to the main residence. The term "outbuildings" includes, but is not limited to, detached garages, greenhouses, cabanas, servant's quarters, and any other structure detached from the main building.

Term: The acceptance of these terms in this contract will remain in full force until the new construction or modification described in the Zoning Compliance Permit Application is completed and documented by the Certificate of Occupancy from Saddlebrooke Village.

Signature of Individual agreeing with these contract conditions

Print the Name of Individual Agreeing with these contract conditions

Date of Signing

Signature of Zoning Administrator