

Board of Directors
Saddlebag Creek Ranches HOA
PO Box 432
Myakka City, FL 34251

Karen and Dan Hornaday – Lot#

April 8, 2016

Re: Outbuilding Improvement

Dear Karen and Dan:

Thank you for being patient while SCRHOA has reviewed your request for authorizing an outbuilding on your lot. We recognize the outbuilding already exists on the lot and that you have considerable investment in the improvement, too. As a reminder, please note that exterior improvements or alterations to your lot must be officially submitted for approval in writing with complete plans, details and specifications of the structure as well as a certified copy of your lot survey illustrating dimensions and compliance of all property setbacks, easements and rights-of-way. No lot owner may proceed with any improvement without written authorization from SCRHOA. All authorizations for improvements to a lot granted by SCRHOA will be stated in writing by a majority decision of the Board. No single Board member can authorize any improvement.

With that said, SCRHOA has considered your request for an outbuilding on your lot, and authorizes this exterior improvement upon the lot with stipulations. In its current configuration, the outbuilding does not meet the Declaration Of Restrictions dated April 5, 2002. Paragraph 4 of the Declaration Of Restrictions states: "...Stables, barns and other unattached buildings permitted under these restrictions shall be constructed of new materials which shall harmonize with the primary single family residence..." It is this Board's decision that harmony among structures on the lot and within the area shall, at a minimum, be of similar roofing materials. Therefore, your conditional approval to proceed with the placement of the outbuilding on your lot is predicated upon the following mandates:

- 1. Change the roofing material on the outbuilding from a metal roof to a shingled roof to match your residence.**
- 2. The outbuilding shall be a permanent structure. The structure shall be "permanently" anchored and affixed to earth through code compliant methods as prescribed by the Florida Building Code. The structure cannot be simply placed on the lot and be misconstrued as a temporary or modular building.**

Further, the Board of Directors suggests and encourages the additional following modifications:

- 3. Paint all other elements of the outbuilding to match your house so as to remain in harmony with lot's primary residence.**

4. Modify the geometry of the roof structure from a gambrel roof to a gable or hip roof to better match the primary residence's roof geometry.

Director Ronnie Edwards, who leads the Architectural Review Committee, will be in contact with you to discuss some options for these modifications. He will also request to inspect the final completion of the structure to ensure that all modifications conform to these stipulations. If you have any questions regarding this ruling, please contact Ronnie Edwards at 941-219-8703.

Sincerely,

Board of Directors
Saddlebag Creek Ranches Homeowners' Association

Dave Cohen, Mike Dobbs, Jack Duich, Ronnie Edwards, Jerry Hall