

## A few notes for prospective Saddle Lake Farms residents:

- 1) We are a tranquil, scenic, and secluded community in North Shelby County, but only minutes away from a large shopping center and I-65 (exit# 238, about 20 miles south of Birmingham). As of the summer of 2014, Saddle Lake Farms is in the city limits of Alabaster, Alabama.
- 2) We are a “Land Condominium” which is different from your typical condominium (and more like a residential neighborhood) in that the “Units” are not together in single (or multiple) buildings, but are actually separate plats of land designated for single-family dwellings. The “condominium” part applies to fact that there are Common Areas (Lake, Roads, etc) that are owned a-prorata by each unit owner. There are 184 Units (Lots), thus each lot owner also owns 1/184<sup>th</sup> of the Common Areas. Each Unit owner is responsible for the homeowner’s insurance for their Lot (Plat) and any structures on it.
- 3) We have an active homeowners association, Saddle Lake Farms Association, Inc. (SLFAI). Membership is mandatory and automatic when one becomes a Unit Owner. The association is responsible for managing the Common Areas, as well as other items and activities common to the community. This includes carrying insurance for the Common Areas. There is an Annual Assessment (dues) for each unit. There is also a 5 member Board of Directors, which has bi-monthly meetings (open to membership), and there is a web site ([www.SaddleLakeFarms.com](http://www.SaddleLakeFarms.com)), most of which is password protected for Members’ access only.
- 4) The (non-password-protected) “Covenants” page of the website (click the “Covenants” horsehead-type link on the homepage) contains the complete set of covenants (Declaration, Bylaws, Amendments) that are filed with the Shelby Co. Probate Court. These documents contain much information regarding the association, and duties, responsibilities, and privileges of each member (Unit Owner).
- 5) Once you are actually a Unit Owner, you can be setup with access to the website (contact the Webmaster) where you can view Board meeting minutes (back to Jan 2005), Community Mailings, your Assessment Account statements, Lake info, and much more.
- 6) Many prospective new residents have frequently asked various questions regarding the do’s/don’ts and what the restrictions and privileges are in SLF, so as to make a more informed decision on moving here. In that spirit, the following list has been compiled to touch on some of the major items. Most all of this can be found by combing through the covenants, but might be helpful if consolidated in one place here:
  - a. SPEED LIMIT 25 MPH for entire neighborhood. There have been many close-calls, and with all the children, well... We have arranged with the Alabaster police to patrol frequently. Please respect your neighbors with this and by completely stopping at all Stop Signs (Be Safe !!).
  - b. Parking on the street is not allowed, other than temporary (delivery, yard workers), but not for overnight or prolonged stay by guests. This applies to all paved areas, including cul-de-sacs. Please park any large vehicles in as un-obtrusive place as possible towards the back of driveway.
  - c. No Signage is allowed, including Political, Religious (or other), except for:
    - i. Realty (“For Sale”) when house in on market
    - ii. Alarm Systems (please try to make as un-obtrusive as possible, while, of course, visible)
    - iii. Temporary “worker” signage while contracted work is being done
  - d. Contrary to what you might find in the Declaration, Satellite Dishes less than 1 Meter in diameter ARE allowed, provided they are placed in as un-obtrusive a place as possible (to still get good reception) – ideally on a part of the property that is not visible from the street.

- e. No Burning is allowed at any time of Year. Due to the wooded nature of our community, it is too dangerous at any time of year, not to mention the smoke being unpleasant for your neighbors.

Further, the city of Alabaster (of which Saddle Lake Farms is now a part) offers yard debris removal, including limbs, with no additional charges (service is included in what you are already paying by virtue of being in the city of Alabaster – garbage fees, taxes, etc). Details of this service (such as any size limits of limbs and debris types) can be found on the Public Works page of the city’s website <http://cityofalabaster.com/departments/public-works/> or by calling the Alabaster Public Works department (205-664-6810). Currently the truck comes through the neighborhood each Friday and will pickup any yard debris that is placed on the edge of your lawn by the roadway. You do not have to call for pickup -- But for non-yard-debris discards that won’t fit in your garbage bins, such as large appliances or furniture, you do need to call the public works department at least 1 day in advance to arrange for pickup. See the city of Alabaster Ordinance #06-008 for details – this is also found on the Public Works page of the city of Alabaster website.

The following 3 exceptions are allowed, provided each occurrence is continuously monitored by a responsible adult, and never to be used for purpose of waste or trash elimination, but simply for food-preparation or entertainment purposes – No Bonfires, Please!!

1. Outdoor Grilling and Food Preparation is allowed any time of the year provided it is attended-to continuously by a responsible person; not necessarily an adult, but a person that is capable of handling the responsibility in a safe manner.
2. Small, safely manufactured “Fire Pits” are allowed if operated-by and attended-to continuously by a responsible adult. These shall not be used to burn anything, other than the fuel to operate them, and only for the enjoyment of the resident and guests and must be continuously monitored.
3. Holiday Fireworks are allowed, provided overseen by an adult(s), who assure they are handled with reasonable caution and safety, including the accounting for all “launched” fireworks and assuring they are extinguished and no longer a threat to explode or burn. The responsible adult should also clean-up all used fireworks, so as not to leave them in their or other people’s yards, or in a wooded or grassy area.

- f. Any Structural or Landscaping changes must be approved by the Architectural Committee. This includes any major landscaping such and cutting down trees, etc. No detached structures (workshops, garages, etc) are allowed. Also, no chain-link fencing is allowed – again, any alteration or enhancement must have plans submitted to and approved by the Arch. Comm.
- g. Residents are expected to keep their lot groomed and kept to fit with the aesthetics of the neighborhood.
- h. Our Lake (19 acres, fully stocked, and professionally maintained) is freely available to the use of the membership (non-member guests must be accompanied by a member). There are specific Lake rules and Creel Limits, as specified in the 1<sup>st</sup> Amendment to the Bylaws and in other “Lake Rules” documents posted on the “Covenants” page of website. ALL boats on the lake must be registered to a member (Unit Owner) and must have the SLF Lake decals on each side of the bow (registration forms available on website or by contacting the Lake committee).
- i. Community Pier – is a Common Area, with deck area, and boat put-in point, for your enjoyment.

- j. Nature Trails – Adjoining the dam (at the east end of the lake) are 2 Nature Trails. These areas, like many in SLF, are always scenic, but especially beautiful at sunrise and sunset.
- k. The Pasture is NOT part of Saddle Lake Farms. At one time there was an equestrian center in the 38 acres of pastureland that surrounds Equestrian Drive, but several years ago a fire consumed the structures (barn, clubhouse, etc). Whereas the developers of Saddle Lake Farms owned that land, it is not (and never was) part of SLF. Before the fire, several residents of SLF stored horses (and tack) there, but it is no longer functioning in that capacity.
- l. The Roadways are self owned and maintained. This means that any and all repairs (to any paved area, road, cul-de-sac, etc) are the responsibility of the community. This is also true of the street lighting and traffic signage – all this is managed and maintained by SLFAI, and is part of what your assessment (dues) goes toward.
- m. Common Courtesy – it is asked for each resident to respect the desires of their neighbors to live in a peaceful and beautiful community. Please attend to barking dogs, and any other issue that might be a nuisance to your neighbor. Owner must be with pet if pet is not on owner's lot. Please clean up after your pets during walks.

7) Several of these items fall under broader topics (lake, traffic rules, etc), which are addressed by Bylaws:

- a. Lake Rules / Creel Limits – Bylaws Amendment I
- b. Traffic Rules – Bylaws Amendment II
- c. Election/Voting – Bylaws Amendment III
- d. Assessment Policy – Bylaws Amendment V
- e. See [www.SaddleLakeFarms.com/WelcomeCD/GovRecords.htm](http://www.SaddleLakeFarms.com/WelcomeCD/GovRecords.htm) for Bylaws and other Covenants documents (Declaration, Offering Statement, Amendments, etc.).

If there is anything else you'd like to discuss, Click ([Mail2Webmaster](#)) to send a message to the Webmaster.