Saddle Ranch HOA Guidelines

What You Can and Cannot Do With Your Ranch

A plain-English guide for prospective buyers. Saddle Ranch offers private homes and ranch-style living with community standards for building quality, appearance, and upkeep. Exterior improvements require written developer or Architectural Control Committee (ACC) approval before work begins.

Homes and Allowed Uses

Allowed with approval

- Barndominiums are allowed subject to developer and ACC approval. Plans must meet the applicable size, height, exterior material, color, and setback requirements.
- Up to two single-family homes per lot. One may be two stories; the second must be one story. Two-story designs must respect neighboring privacy and views, as determined by the developer or ACC.
- The main house must have at least 1,800 square feet of air-conditioned living area, excluding garages, porches, and patios. Log cabins and high-quality modular, panelized, or prefabricated cabins may be approved.
- Quiet home offices and residentially compatible home activities that meet the restrictions on traffic, noise, signage, and nuisance.

Not allowed

- Mobile homes, commercial or manufacturing uses, and businesses inconsistent with the community's residential character.
- Subdividing a lot without developer approval. Combining lots requires county approval and does not reduce assessments based on the original lots.

Buildings and Size Limits

- Maximum of three structures total per lot, including homes and detached structures.
- On lots under 10 acres, auxiliary buildings—such as barns, workshops, sheds, and the guest house—may total no more than 3,000 square feet combined. The main house is excluded from this auxiliary-building square-footage limit. The three-structure limit still includes the main house.
- Barns and sheds are allowed up to 5,000 square feet combined, subject to the other lot limits. Larger barns or sheds require written developer or ACC approval.
- No dwelling or other structure may exceed 35 feet in height.
- Generally, buildings must be 100 feet from adjoining lots and 10 feet from the subdivision's exterior boundary. Street setbacks follow the recorded plat. No buildings are allowed in utility easements; confirm the site plan and any approved setback changes with the ACC.

Exterior Appearance and Materials

Allowed with approval

- Natural earth tones or grays for exterior colors. No minimum percentage of stone or other masonry is required.
- Roofs of slate, stone, concrete tile, clay or ceramic-type tile, metal, or composition shingles. Roof colors and materials require approval.
- Street-facing landscaping using sod, bushes, flowers, or cacti. Exterior lighting must be shielded, pointed downward, and 2,700 Kelvin.

Not allowed

- Unpainted metal, reflective metal, cinder blocks, and plastic or vinyl siding.

Fencing

Allowed with approval

- Eight-foot stained wood privacy fencing enclosing no more than one acre. The stain must match the main residence's exterior.
- Perimeter fencing with at least 90% transparency, such as barbed wire, split rail, or painted metal pipe. Submit fence type, height, and location for approval.
- Cedar screening for propane tanks, generators, and utilities.

Not allowed

- Chain-link fencing or cedar fencing surrounding the yard. Existing perimeter fencing may not be removed or left broken, damaged, or open; owners must promptly maintain and repair it.

Pools and Water Features

- Pools and spas require approval. Above-ground pool walls must be fully screened from neighboring lots and streets with stained wood planks or landscaping.
- Pool equipment location and screening require approval. Approved pool safety enclosures may be up to 6 feet tall and must have a non-climbable design.
- Ponds, dams, and other water-retaining structures require written approval. Drainage changes need advance ACC approval and must preserve proper drainage between lots.
- Rainwater harvesting systems require written approval, suitable placement and screening, coordinated colors, and covered or enclosed tanks. They cannot be placed between the front of the property and the street or in common areas.

Vehicles and Outdoor Storage

- RVs, campers, boats, trailers, and commercial equipment must be in enclosed garages or at least 50% screened from public view, as determined by the developer or Board.
- No abandoned, junked, or unregistered vehicles, boats, or trailers on a lot. Regular or ongoing overnight 18-wheeler parking is prohibited; temporary construction or delivery use requires developer permission.
- Keep unsightly stored items out of view. Trash must be in covered containers and enclosed or screened. Vehicle repairs must occur inside a garage or other structure, except minor emergency repairs.

Animals and Ranch Living

- Household pets are allowed but must be controlled, kept within the owner's line of sight outdoors, and kept off other lots. Pets may not be left unattended outside or become a nuisance.
- Domestic livestock or exotic animals are limited to one per acre unless the Board approves more. Up to 20 birds per lot are allowed in an approved coop. No feedlots or overgrazing.
- The restrictions permit bird hunting, subject to applicable law. Deer or livestock hunting requires developer or Board approval for population control. Hunting leases are prohibited.

Rentals and Temporary Use

- Residential rentals are allowed with written leases of at least 30 days. Notify the HOA within 10 days after the lease takes effect. Owners remain responsible for tenant compliance.
- Luxury home-exchange platforms are permitted. The documents do not expressly exempt them from the 30-day lease requirement; confirm any proposed shorter exchange with the HOA before booking.
- Camping tents may not remain visible to the public for more than 14 consecutive days. Temporary buildings cannot substitute for permanent homes; approved construction or sales facilities may be used temporarily.

Utilities and Land Clearing

- Utilities must be underground unless otherwise approved in writing. Propane tanks require an approved location and either screening from public view or approved earth-tone paint.
- Limit clearing to permitted construction areas, driveways, and dead-tree or cactus removal. Preserve the 25-foot buffer along lot lines, except for one curving trail up to 12 feet wide and one entrance driveway up to 20 feet wide.
- ACC approval is required before removing single-trunk trees over 4 inches in caliper or multi-trunk trees over 6 inches in total caliper. Use sanitized tree-trimming equipment and do not bring oak logs or oak firewood onto the property.
- No unattended open fires, fires during county burn bans, or trash burning. A fire extinguisher must be present during an open fire.

Before You Build or Make Changes

Submit a site plan, floor plans, elevations, roof plan, exterior materials and colors, landscaping, and pool details when applicable. Obtain written approval and any required county permits before starting. Changes to approved plans require another review. Complete the main home within 12 months after pouring its slab.

Exterior alterations, removal of improvements, fences, walls, and light posts require approval. Repainting in the same existing color does not. Maintain buildings, landscaping, and fences in good condition. Signs and antennas have separate size and placement rules; check those requirements before installation.

Questions about your plans? Contact Jack at (214) 616-0303 or howdy@saddleranchtexas.com.

This guide summarizes the supplied Saddle Ranch declaration, August 2026 First Amendment, and August 2026 Amended and Restated Design Guidelines, with developer-directed updates for barndominiums, the 1,800-square-foot main-house minimum, and the auxiliary-building area limit. It is a convenience summary, not an approval of a particular plan. The applicable recorded governing documents and law control. Review the complete documents and confirm lot-specific requirements before purchasing or building.