

**Seven Gates Homeowners Association
Architectural Control Standards
(4/15/2014)**

Architectural control standards are intended to help maintain the property values and appearance of our neighborhood. As outlined in Article 17 of the Seven Gates Declarants, external changes or additions to a unit require submitting an application to the Architectural Review Committee (ARC) and receiving approval prior to construction. Any request that falls outside the boundaries of these guidelines and does not meet existing design standards must be submitted by the ARC to the Board of Directors for final approval along with a recommendation and rationale.

The standards and guidelines below are for some common items requested in the neighborhood. Other changes or additions will be considered by the ARC as submitted.

Fences and Walls

- Fences and walls will be in keeping with the design of brick fences or walls already existing in the neighborhood. However, new construction of solid brick or pierced brick fences and walls must be double thickness in the same color as the brick on the unit's buildings with wrought iron look-alike aluminum gates. Requests for rock or brick retaining and landscaping walls require approval by the ARC.
- Fences and walls can only be at the rear of a unit. The height will be consistent with other fences in the neighborhood. The size of a fenced in area can vary based on approval by the ARC and will depend on impact on lawn maintenance, irrigation system, and the topography of the land, but in no cases can the fenced in area extend past the sides of the unit to which the fence is attached or exceed 28 inches beyond the depth of the patio. The ARC will consult the Landscape Committee relative to any impact on lawn maintenance.
- Fenced in areas can contain porches, patios and grassed/landscaped areas. All areas enclosed within the fence as well as the fence must be maintained by the Unit owner.

Trash Can Enclosures

- Trash Can Enclosures will be in keeping with the design of trash can enclosures already existing in the neighborhood. However, they need to be double thickness solid brick or pierced brick walls in the same color as the brick on the unit's buildings. The cost of installation as well as repair and maintenance of the trash can enclosure and sidewalk are the responsibility of the unit owner.

- Trash can enclosures will only be approved on the side of a unit and can only be installed on units where the driveway is on the outside wall of the unit. For example, 5311 Perrou Ct cannot have a trash can enclosure, since the driveway is on the inside wall of the unit.
- Trash can enclosure sizes and locations will be approved by the ARC based on the topography and consistency with neighborhood standards.
- When installing the trash can enclosure, the unit owner must have a sidewalk installed from the driveway to the enclosure and must pour a concrete pad the size of the enclosure.

Handrails

- Handrails can be installed on front steps if they are similar in style to other handrails in the neighborhood. Handrails must be black and have a wrought iron look.
- The rails can be attached to walls or can be stand-alone rails attached to the brick stairs. In either case they should be attached to the mortar not to harm the brick.

Porches and Patios

- Porches and Patios approved by the ARC will be in keeping with the size and design of the porches and patios already located in the neighborhood.
- They will be of construction materials similar to those used on other porches and patios in the neighborhood including the same brick color, vinyl siding color and stamped concrete color.
- Locations and designs of porches and patios will be approved by the ARC based on aesthetics, topography, and landscape and irrigation system maintenance.
- Porches and Patios cannot exceed the width of the unit nor a depth in excess of 12 feet.

Attic Fans and Solar Tube

- Attic fans must be installed on the rear of the unit. Attic fans and solar tubes can be installed after approval by the ARC.
- The unit owner must agree to not only maintain the attic fan or the solar tube, but also pay for any water or other damage caused by the installation, operation, and/or maintenance of the attic fan or solar tube. This includes any additional cost that will be charged by the roofer when the unit is re-roofed.

Requests that are automatically approved:

- Storm doors on the front or rear of the house that are of the pre-approved type on the management agent website.
- Window screens on the side and rear of the unit.
- Duke Power Energy Saver Boxes

Requests that will not be approved:

- Widening/narrowing of driveways
- Installation of parking pads
- Sidewalks other than to trash can enclosures
- Invisible dog fences
- Any changes to original foundation to unit as built by developer
- Window screens on the front of the unit
- Screen doors on the front door
- Room additions that are not all brick

The Architectural Standards have been reviewed and approved by the Board of Directors.

President _____

Date _____

Secretary _____

Date _____