

Seven Gates Homeowners Association Architectural Control Standards

Architectural control standards are intended to help maintain the property values and appearance of our neighborhood. As outlined in Section 8.6 of the Seven Gates Declarations, external changes or additions to a unit require written consent from the Association. This is obtained by submitting an application to the Design Review Committee (DRC) 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 DRC to the Board of Directors for final approval along with a recommendation and rationale. Architectural Modification Request forms can be found on the management company website, and completed forms should be mailed or emailed to Lambeth Management:

email: Tiffany.Lmgmt@gmail.com, mail: PO Box 8071, Greensboro NC 27419

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

Patio Fences

- Patio fences will be in keeping with the design of patio brick fences already existing in the neighborhood. However, new construction of solid brick or pierced brick walls must be double thickness in the same color as the brick on the unit's buildings with wrought iron look-alike aluminum gates. The height will be consistent with other fences in the neighborhood.

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 new rails can be attached in a variety of ways with the help of the contractor. It is recommended that you follow the contractor's guidance. Where the rails are being secured to a brick wall, please have the contractor avoid drilling into the brick and drill into the mortar joint instead.
- Alamance Iron Works is an approved vendor for handrails.

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 DRC.

- 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
- Handrails for the front, rear, or garage steps that follow the pre-approved instructions on the management agent website.

Requests that will not be approved:

- Widening/narrowing of driveways
- Installation of parking pads
- Sidewalks
- Invisible dog fences
- Window screens on the front of the unit
- Screen doors on the front door
- Any changes to original foundation to unit as built by developer
- Additions where the foundation exceeds the original platted footprint for the unit as per the Guilford County plat map for the Seven Gates Community.
- Trashcan enclosures
- Fences that extend beyond patios or porches.

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

President _____

Date _____

Secretary _____

Date _____