

ARCHITECTURAL GUIDELINES

FOREWORD

These Architectural Guidelines are adopted pursuant to Article III of the Seven Glens Declaration. The Seven Glens Architectural Review Committee (ARC), by setting community standards, does not desire to restrict creative design, but rather to assure a compatibility of design and appearance that will help preserve and enhance the overall beauty and value of all our properties at Seven Glens.

Owners and contractors shall comply with all provisions of the Seven Glens Declaration and these Architectural Guidelines. Covenant provisions are summarized in the accompanying Appendix for ease of reference, however the specific terms of the Declaration are controlling.

I. APPLICATION FEE

Upon submission to the ARC of Plans and Specifications for the construction of a dwelling for approval, the Owner shall pay to the Association an Application Fee in the amount of \$1000.00, of which \$500 shall be retained by the Association, and \$500 may be refundable to the extent hereinafter provided upon completion of construction (including the driveway). Upon written application by Owner in the form of Exhibit 1 hereto, which has been verified by the ARC, the refundable portion of the Application Fee shall be returned to the Owner to the extent that the Owner is not obligated to the Association for any damages caused during construction and if the Owner and Owner's contractors have complied with the provisions of the Seven Glens Declaration and these Architectural Guidelines during all phases of construction. Any portion of the Application Fee which is retained because of damages owed to the Association shall reduce the amount of such damages and the Owner shall remain liable for any remaining balance. The Seven Glens Board of Directors may increase or decrease, from time to time, the amount of the Application Fee, the amount that is refundable, or both.

II. CONTRACTOR APPROVAL

The ARC shall retain the right to approve or disapprove any builder / contractor or site preparation contractor working within Seven Glens.

III. SITE PLAN APPROVAL

A. Owner or builder must submit a comprehensive site plan for ARC approval, which shall be a scaled drawing that may utilize the lot survey. It shall show access, paved

driveway, setbacks, septic field and well location. The house foot print shall be delineated, with a two car garage and their required square footage.

B. The site plan shall also show proposed fencing, accessory out-buildings, and retaining walls, if known at time of submittal. Swimming pools will require special approval by the ARC. The ARC may make notations concerning site drainage, run-off and erosion considerations on the site plan.

IV. SITE CLEARING AND PREPARATION

No clear-cutting exceeding .25 of an acre is permitted on any lot, except when coincident with other approved structures and driveways. No dumping of trees, stumps, logs or debris is allowed. Contractor shall maintain a graveled access road during construction and prevent mud and stone accumulation on common roadways.

V. HOUSE PLAN APPROVAL

A. House Plan, Site Plan and Specifications may be disapproved upon any reasonable grounds, including purely aesthetic judgment of the ARC. After termination of the subdivider's authority as provided in the Declaration, an appeal and hearing process will be provided when requested. The owner is encouraged to be respectful in creating and maintaining a relatively uniform scheme of style, color and finishes that compliment Seven Glens community.

B. House square footage requirement is a minimum of 1800 sq. ft., (2000 sq. ft. in The Gates phase), and 1000 sq. at the main level plan for a two story house, totaling the 1800 sq. ft. or 2000 sq. ft. requirement. A detached guest residence must be a minimum of 1000 heated sq. ft. Further specifications are in Section 3.6 of the Declaration.

C. All exposed cinder block foundation and retaining walls shall be stucco cement finished, or other materials subject to approval by the ARC.

VI. MATERIALS AND COLORS

A. A siding color sample must be submitted. Siding material and roofing material shall be made explicit as part of the documentation. All homes shall have a two car garage and an 8 ft. wide driveway surfaced with concrete or asphalted paving or other hard surface material approved by the ARC. See applicable exceptions: Section 3.11 of the Declaration.

VII. HOUSE PLACEMENT

After the site has been cut and graded, and prior to footer or slab placement, said footer plan shall be defined with flag poles or survey pins at each of the corners. A detached garage or a guest house shall be defined in a like manner. The ARC will verify a match to the approved plan documents.

VIII. CONSTRUCTION TIME LIMITS

The complete exterior of any dwelling shall be enclosed and finished in a timely and attractive manner, including finished grading, mulching and seeding. The driveway shall be paved within the same time period. Refer to Section 3.6 of the Declaration for additional information.

EXHIBIT I [REQUEST FOR RETURN OF DEPOSIT CLICK HERE](#)

APPENDIX SUMMARY OF DECLARATION PROVISIONS

Effective September 11, 2006

AMENDMENT NO. 1
TO SEVEN GLENS
ARCHITECTURAL GUIDELINES

The Seven Glens Architectural Guidelines are hereby amended to add the following new Articles IX, X and XI:

IX. DRIVEWAY PAVING

The ARC may in its discretion consider granting an exemption pursuant to Section 3.11 of the Declaration respecting driveway paving only for driveways with a slope in excess of thirty (30) degrees and a length in excess of 400 feet. Any exemption which may be granted shall be consistent with the provisions of Section 3.11 of the Declaration. The circumstances which may be considered by the ARC in making its determination may include the purely aesthetic judgment of the ARC.

X. SOLAR ENERGY DEVICES

A. No solar energy device of any kind, including, without limitation, solar panel collectors placed on roofs, tanks, bladders, pumps and other similar or related devices and equipment of every kind, shall be erected, placed, altered, or allowed to remain on any Lot until a complete, detailed description and the proposed location thereof have been submitted for approval to the ARC and such device and its location shall have been approved in writing by the ARC. All such devices shall be considered by the ARC on an individual basis.

B. Flat panel solar collectors placed on the roof of a house or adjoining approved structure must lie flat to the roof pitch line, with no tank, bladder, pump, or other device visible at the roof.

C. Storage tanks, pumps, and other equipment must be screened in a manner approved by the ARC, or buried.

D. No solar ground array, parabolic dish, or other such device shall be allowed at ground level or mounted on any structure.

E. All solar devices must comply with applicable state and county codes, requirements, and laws.

F. The ARC is available for prior consultation concerning the compliance of proposed solar energy devices with ARC Guidelines and to help ensure that such devices will be compatible with the aesthetic standards and character of the Subdivision.

XI. APPROVAL PROCESS AND TIME LIMITATIONS

A. All requests of any kind for an approval, exemption, or variance by the ARC shall be in writing and shall include a description of the item with respect to which the approval, exemption, or variance is requested in such detail as may be required by the ARC, including, without limitation, a description of materials, style, and location.

B. No approval, exemption, or variance granted by the ARC shall be effective unless it is in writing.

C. Except as otherwise specifically provided in the Seven Glens Declaration: (i) all approvals of any kind (other than exemptions and variances) granted by the ARC shall only be valid for six (6) months; (ii) if there is more than six (6) months between the approval and the commencement of the work, the matter must be resubmitted for reapproval by the ARC; and (iii) all approved items must be completed within six (6) months from commencement.

May 3, 2007