

## SUMMARY OF RESTRICTIVE COVENANTS

This is only a summary of the Seven Glens Restrictive Covenants. The Seven Glens Declaration and Bylaws should both be referred to for the exact and complete provisions governing Seven Glens.

All owners are members of Seven Glens Homeowners Association. Please refer to the sources below to determine the current Annual General Assessment.

- Plans for all buildings, structures, fences, driveways, road-cuts, modifications, and pools must be submitted to the Architectural Review Committee for prior approval. An approved site plan is also required. Subsequent modifications of plans and alterations of exteriors must be approved.
- A \$1,000 application fee must be submitted with plans, \$500 of which is refundable if no damage to Association property and covenants complied with during construction.
- Exterior construction must be complete within 12 months. Disturbed land must be mulched and seeded.
- Residences must be 1800 sq. ft (2000 sq. ft in the "Gates") of heated, finished living space and include a garage for minimum of 2 cars. Multi-story residences must have a minimum of 1,000 sq. ft. on main level. Open porches, basements (finished or unfinished) and garages not counted in determining living floor space. Guest residence minimum 1,000 sq. ft.
- Contractors must keep lots and roads clean. During construction lot entrance must be graveled.
- No clear-cutting exceeding 1/4th of an acre on any Lot, except coincident with approved structures. No dumping of trees, debris, or other unsightly material on lot.
- Paved driveways required, unless exemption granted for unusual length or grade.
- Construction must commence within 6 months of approval of plans.
- Initial color and any subsequent change of house color must be approved.
- All fencing must be approved.
- All builders and site preparation contractors must be approved.
- No trailer, mobile home, camper, or the like may be used as a temporary residence.
- Unlicensed or inoperable vehicles not allowed on roads or lots.
- Boats, campers, trailers, and recreational vehicles may be kept only in garages. The size and weight of vehicles that may be parked or stored may be restricted. No parking on roads or shoulders overnight. Construction vehicles may park only on lot under construction.
- Obnoxious and offensive activities not allowed.
- Exterior lighting restricted. Noise restricted between 8:00 pm and 7:00 am.
- No construction between 8:00 pm and 7:00 am.
- Outside airing/drying not allowed.
- Location of satellite dishes and antennae restricted consistent with FCC requirements.

- Lot subdivision not allowed without approval.
- Up to 3 domestic pets allowed; may not run at large, nor be a nuisance. Horses must be preapproved prior to lot purchase.
- Lots restricted to residential use; no commercial or business endeavor allowed other than in-home business or occupation complying with certain conditions.
- No signs allowed without approval, except for a for sale sign complying with certain conditions.
- Fuel tank must be buried or otherwise comply with certain conditions.
- Property must be maintained to preserve natural character and beauty of Seven Glens
- Property may not be used exclusively for rental and must be owner occupied for part of each year. No short term rentals.
- Hunting and discharge of firearms prohibited
- No planting or structure which may interfere with utilities allowed in easements.