

## **Estates at Seven Hills Owners Association**

Amendments to the Design Guidelines

Adopted: January 30, 2013

These amendments are presented to modify, amend, augment and/or clarify the requirements of the Estates at Seven Hills Design Guidelines dated January 4, 2001. Upon ratification by the Board, these amendments shall become an integral part of the Design Guidelines, and in any conflict between these Amendments and the Design Guidelines, these Amendments shall supersede and control.

### **Amendment #1 - Expiration of Architectural Review Committee (ARC) approval(s).**

ARC approvals shall expire one year from the date issued unless construction has commenced. The commencement of construction shall be the date of issuance of building permits required by the jurisdiction with authority over the project (usually the Henderson Building Department), and the commencement of on-site construction work. If the necessary building permits have not been issued and/or construction has not commenced on site within a period of one year from the date an ARC approval is issued, that ARC approval shall be expired. In the event of an expired ARC approval, a new submittal and new ARC approval shall be required prior to commencing or continuing project work.

### **Amendment #2 - Project Completion and Maximum Durations.**

Upon commencement of a project as defined in Amendment #1, a project shall achieve completion in accordance with the following table. The clock begins with the receipt of the architectural approval letter and the commencement of construction activity. These requirements do not apply to the construction of the main house on any lot:

#### **Landscaping** - 120 calendar days

These projects include work associated with plant and landscaping material, hardscape, curbing, pavers, driveways, BBQ areas open to the sky, site walls, fountains and other water features not intended for human occupancy, etc.

#### **Accessory Structure** - 240 calendar days

These projects include pergolas, detached garages, detached patio covers, detached shade structures, etc.

#### **Addition** - 360 calendar days

These projects include any attached expansion to the main structure, such as bedroom additions, attached patio covers, etc.

#### **Pool/Spa** - 240 calendar days

These projects include all water features intended for occasional or more frequent occupancy by humans.

#### **Interior Renovation/Remodel** - no limitation

These are projects which do not affect the exterior appearance of the house or lot.

#### **Exterior Painting** - 30 days

These projects include the painting of any exterior surface(s) on the main structure, accessory structure(s), site walls, etc.

### **Dumpster**

Any dumpster in public view or visible from any private home or lot, shall be permitted for a maximum of 14 consecutive days in any 90 day period. Dumpsters are permitted to be placed in public view or visible from any private home or lot during the Association's normal work hours. Owners must obtain permission from the management company prior to placing a dumpster on any common area property. An owner can not place a dumpster on any private property that they do not own.

If a project fails to achieve completion within the maximum duration(s) specified above, the Association may assess fines for any conditions not permitted in a finished project (dead or missing landscaping, presence of trash and debris, ill-maintained premises, etc.).

### **Amendment #3 - Exterior Sports Court Lighting and Other Exterior Lighting**

No private exterior sports court light fixtures shall be permitted to be installed and/or operated beyond the height of 10' above finished grade, measured to lower of the lowest point on the fixture's lamp or lens. No private lighting shall be permitted to be installed or operated in a location or manner such that the lamp or lens is visible from any common area or private property within the community. No private lighting pole shall be permitted within 10' of any property line.

### **Amendment #4 - Stucco Finish**

Only the following cement plaster system finishes are permitted within the Estates at Seven Hills:

- Smooth Finish
- Sand Finish, light or medium
- Dash Finish, light or medium

Similar finishes are permitted for synthetic plaster systems. No lace finish or heavy texture finishes are permitted.

### **Amendment #5 - Stone Veneer**

Stone veneer, including faux stone veneer, shall be applied to the entire mass of a home, accessory structure, wall, etc., from inside corner to inside corner, from the bottom of the wall to the top of the wall, or shall be otherwise appropriately demised at the discretion of the ARC. The purpose of this amendment is to encourage the appropriate use of these materials and to restrict applications that seek to use these materials in a manner unbecoming their nature.

### **Amendment #6 - Applications Not Required ARC Applications or Approvals**

The following applications shall not require submittal to the Architectural Review Committee when the conditions specified are met:

- A. Turf Replacement. The replacement of natural turf with artificial turf provided: 1) The configuration of turf area(s) are substantially unchanged; 2) The artificial turf utilized is on the ARC's approved turf material list; and 3) The appropriate construction deposit is made in accordance with the Estates at Seven Hills Construction Deposit Policy. As part of these projects, curbing can be replaced with colored concrete curbing, poly-edge curbing, metal edging, etc.
- B. Landscape Maintenance. The servicing, repair, and/or replacement of landscape and/or hardscape material in locations or configurations substantially unchanged from the existing or previous condition, or in substantial conformance with approved ARC plans.

- C. Satellite Dishes. It shall be permitted to install an antenna that is one meter or less in diameter or diagonal measurement provided the antenna is installed on the side or rear of the house if this placement does not prevent reception of an acceptable quality signal or impose unreasonable expense or delay.
- D. Flag Poles. It shall be permitted to install one flag pole for the display of the flag of the United States of America provided: 1) The flag pole is not taller than 30' above existing finish grade; 2) The flag pole does not have a greater cross sectional width than 8"; 3) The Flag pole base is not taller than 24" above existing finish grade and does not have a cross sectional width greater than 30"; 4) The finish of the flag pole is white, black, bronze, gray or silver; 5) The flag pole base is finished smooth or finished with a texture to match the main house, and painted to match the main house; 6) The flag is illuminated with permanent lighting unless the flag will never be displayed after dusk or before dawn; 7) Neither the flag pole nor the flag pole base shall be installed closer than 10' to any property line; 8) The flag shall be not wider than 9' measured in the longest dimension; and 9) The flag is never displayed in a manner inconsistent - with the United States Flag code (United States Code, Title 36, Chapter 10).

For any project that does not meet the specified conditions, an application to the Architectural Review Committee is required.

**Amendment #7 – “Plate Height” Defined**

For sloped roofs, the plate height shall be defined as the intersection of the vertical wall and the roof deck (not including finished roof surface). For roofs with a flat appearance and/or parapet(s), the plate height shall be defined as the top of the parapet measured to the wood substrate.

**Amendment #8 – Garage Setbacks**

Garage setback(s) shall be measured to the face of the exterior wall, not the face of the garage door. Architectural articulations, pop-outs, decorative bases, etc. may be neglected in these measurements at the sole discretion of the ARC.

**Amendment #9 – Rear Setbacks**

For sloped rear yards, the rear setback shall be measured from the top of the slope. Slopes less than 10% shall be neglected in establishing these setbacks.

**Amendment #10 – Accessory Structure Defined**

An accessory structure is any structure on a lot, detached from the main residence, and more than 6' in height measured from the adjacent finished grade, to the highest point on the structure. Such structures may include casitas, storage sheds, walls, pergolas, pool rock formations, water features, etc.

**Amendment #11 – Walk-Out Basements – Affect on Allowable Heights**

For houses with Walk-out basements, the maximum allowable heights shall be measured from the main floor, rather than from the walk-out floor level. The walk-out basement can be neglected in these measurements.