

Estates at Seven Hills Architectural Review Committee

Design Guidelines
Recommendations for Amendments

April 29, 2015

This amendment is presented to modify, amend, augment and/or clarify the requirements of the Estates at Seven Hills Design Guidelines. Upon ratification by the Board, this amendment shall become an integral part of the Design Guidelines, and in any conflict between this Amendment and the Design Guidelines, this Amendment shall supersede and control. Note that this Amendment was approved by the Board April 29, 2015.

Fence rollers and similar mechanical deterrents ("mechanical apparatuses"), intended to keep coyotes and other wildlife out of private back and side yard areas, shall not be prohibited, provided compliance with the following conditions is demonstrated:

1. All portions of the mechanical apparatuses shall be painted to match the fence or wall to which they are attached. If attaching to an ornamental steel fence, and if the Seven Hills Fence Green is faded, the entire fence shall be painted to avoid an overall faded appearance.
2. The mechanical apparatuses shall not extend above the top of the existing fence or wall, and the top of the existing fence or wall shall not be raised.
3. The mechanical apparatuses shall not be immediately visible from the outside of the fence or wall to which they are attached.
4. The mechanical apparatuses shall not materially impact the structural integrity of the fence or wall to which they are attached.
5. An Architectural Review Committee (ARC) design review application shall be submitted for all requests to install mechanical apparatuses, and work on such mechanical apparatuses shall not commence until and unless the ARC has approved the application and all applicable fees and deposits have been paid. The ARC shall be the sole judge of compliance with these conditions and its decision shall be final.
6. If the mechanical apparatuses are subsequently removed, the substrate shall be patched, repaired and refinished to the condition present prior to installation.

Generally, there are 4 types of ownership for walls and fences within the community: a) private - walls/fences wholly located on a single private lot; b) shared private - walls/fences on property lines between private property; c) ESH common elements - walls/fences on Estates at Seven Hills (ESH) common area, owned by the Association; and d) Master common elements - walls/fences on Seven Hills Master common area, owned by the master association. For ownership types a, b, and c, an ESH ARC application and approval is required. For ownership typed, both an ESH ARC application and approval, and a Seven Hills Master ARC application and approval is required. For ownership types b, c, and d, the required ARC application must be signed by both property owners, on each side of an affected property line, including signature(s) from the affected association(s) for walls/fences on or partially on common elements (signature of management company representative is sufficient for such association signatures).