

Estates at Seven Hills Architectural Review Committee

Design Guidelines

Recommendations for Amendments

August 14, 2013

These amendments are presented to modify, amend, augment and/or clarify the requirements of the Estates at Seven Hills Design Guidelines dated ????? 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 (new language is underlined; deleted language is stricken through). Note that Amendments 1 through 11 were approved by the Board January 30, 2013.

Amendment #2R - 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. 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.

Temporary Toilet ("Porta Potty")

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Temporary toilet facilities shall, to the extent feasible, be placed out of public view. If it is infeasible to place temporary facilities out of public view (for example in the early stages of ground-up home construction), then such facilities shall be relocated out of public view within 2 weeks of the availability of such a location out of public view. Temporary toilet facilities shall not be allowed on any property beyond the project durations identified above, and the presence of such facilities shall be considered definitive proof on non-completion. Temporary toilet facilities shall not be permitted within the Associations common areas (streets, parkway, etc.) at any time. This Amendment does not preclude the placement of temporary toilets within the Association's common areas in connection with Association business, or as approved by the Association in connection with a specific event.

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.). If a maximum duration is exceeded for dumpster or temporary toilet placement, the Association may assess one or more fines in accordance with its adopted rules, which shall be considered the same violation as the presence of trash or debris.

Amendment #12 – Use of Private and/or Association Property During Construction.

No construction material, equipment, construction or private vehicle, dumpster, temporary toilet facility, etc. shall be permitted to be placed on, or shall be permitted to traverse private property, without the express written consent of the property owner, who shall bear full responsibility for its presence thereon, and who shall bear responsibility for compliance with the above requirements and durations, and who shall be subject to fines for any violations thereof. Such written consent must be submitted in advance to the Association, and must contain a specific written acknowledgement of the requirements of this paragraph.

No construction material, equipment, construction or private vehicle, dumpster, temporary toilet facility, etc. shall be permitted to be placed on Association common areas (streets, parkway, etc.) without the express written consent of the Association. Such placement shall only be considered for a short, temporary duration, in the absence of feasible alternatives, and upon presentation of a policy of General Liability insurance naming the Association as additionally insured, with a liability limit not less than \$1,000,000.00. If approved in writing by the Association, the applicant shall coordinate with the Association's security officers for the safe placement of such items, shall take appropriate measures to ensure the safety of all residents and visitors, and shall comply with all safety requests made by the Association's security officers. Notwithstanding the foregoing, if the Association approves such placement, the applicant agrees without limitation to hold harmless, defend and indemnify the Association from and against any and all liability, damages, costs, etc. (including those caused solely or in part by compliance with the Association's security officers' requirements), arising directly or indirectly from, or in connection with the placement of such items on Association property.

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