

Seven Oaks: Additions & Improvement Procedure.

- 1. Submit in writing, along with detailed drawings of your plans to the committee.**
- 2. The committee will review and approve or disapprove your request within 30 days.**

A. If approved you may start your project. If project is not started within 6 months, a new approval will be required.

B. If your project is rejected, you may appeal to the board for a hearing.

3. If a project is started without approval, a letter will be sent asking that the project be stopped until proper approval is granted.

A. If you refuse to stop the project, the board will review and attempt to rectify the problem.

B. If the problem cannot be rectified with the board, then the matter will be turned over to legal counsel for legal action.

Note: Please review your covenants that you received at your closing, as board members we are required to enforce these covenants.

If you cannot find your copy of the covenants, they are available online at:

sevenoaksassociation.com

Architectural Control Guidelines

Seven Oaks Addition

Spring 2004, Rev 6

Each owner, at his sole cost and expense, shall maintain and repair his Lot and the improvements situated thereon, keeping the same in good condition and repair.

Items requiring an Additions and Improvement Form for Architectural Committee Approval:

1. Fences (even around patio)
 - a. Must be treated wood, cedar, or redwood (wood intended to withstand the elements), or vinyl.
 - b. Chain link fences and stockade fences will not be allowed.
 - c. The finished outside of fence must face to the outside of the lot.
 - d. No fence should be over 6 feet tall.
 - e. Privacy fences around perimeter are discouraged.
 - f. Fences are not to be within 15 feet of a sidewalk or street. Fences are to be in the backyard and/or side yard only.
2. Decks (made of weather resistant materials). Any skirts around decks should also be made of weather resistant materials.
3. Room additions (shingled roof, siding to match existing, gabled roof encouraged).
4. In-ground swimming pools (above-ground pools are not allowed)
 - a. Above ground pools are defined to be:
 1. Any constructed pool or portable, private pool used for swimming, wading, or bathing.
 2. Greater than 18 inches deep, or 24 inch side wall height, or
 3. Top water surface area exceeding 250 square feet
 4. Any pool meant to have filtration equipment (excluding an in-ground pool)

Items not requiring an Additions and Improvement Form

1. Swing sets and playground equipment
 - a. However, metal swing sets are not allowed
2. Concrete additions to patios and driveways
 - a. Concrete should be poured in a professional manner to match existing concrete
3. Satellite dishes (DISH network, Direct TV, etc.)
 - a. Must be less than 40 inches in diameter (anything larger requires architectural approval).
 - b. The satellite dish must be attached to the house. Dishes on poles are not allowed.
 - c. Must be attached to the house in an inconspicuous location (side or back of house).

Other guidelines

1. Residents are to use the waste disposal contractor contracted at a group rate by the Board of Directors. Garbage cans should be placed in an inconspicuous location and removed from the curb within 12 hours of pick-up, if possible. A good rule of thumb is to put the garbage can out on the curb no earlier than dusk the day before pick-up and remove before dusk the day of pick-up.
2. Sump pump drainage lines should be buried or landscaped around within 6 months after occupancy.

Exceptions

Any deviations from the policies stated above need to be submitted in writing to the Seven Oaks Board of Directors at which the Board has 30 days to approve or deny the request.