

THE MEADOWS OF SEVEN POINTS

Architectural Guidelines

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I. ARCHITECTURAL REVIEW COMMITTEE POLICIES

I.1 INTRODUCTION

The Meadows of Seven Points (MOSP) offers a planned community including premium single-family home sites. These home sites are planned in a natural setting with many lots oriented to green spaces and natural preserves.

I.2 STATEMENT OF PRINCIPLE AND PURPOSES

It is the purpose of MOSP's design standards to promote and maintain high quality residential design, streetscape and community character and appearance. It is intended that this quality will enhance residential design compatibility and the overall beauty of the community. These standards will provide the guidelines for use by the property owners, contractors, landscape architects, and realtors.

I.3 ARCHITECTURAL REVIEW COMMITTEE

Architectural guideline implementation and control shall be the responsibility of the MOSP's Architectural Review Committee as established in the Meadows of Seven Points Restated & Amended Declaration of Covenants, Conditions, and Restrictions. (Dec 2022)

I.4 GUIDELINE USAGE AND MODIFICATION

Any subsequent building additions, alterations, landscape modifications conducted after the initial building construction and landscape installation has been approved and completed, shall be subject to the requirements of these design standards and to the review and approval of the ARC.

The enclosed information is intended to provide an overall design approach and not intended to be detailed working drawings. The MOSP's Board of Directors and the ARC may, at any time, modify the enclosed criteria as required to meet MOSP's principles and purpose.

I.5 DISCLAIMER

If there is any conflict between this criterion and any applicable state, county laws or administrative regulations, the more restrictive interpretation shall apply. These design standards shall be enforceable to the extent that they do not violate applicable laws and regulations. The ARC reviews exterior elevations, colors, siting, landscaping and all other related items for aesthetics and relation to the overall residential design, streetscape and

regulations. The ARC reviews exterior elevations, colors, siting, landscaping and all other related items for aesthetics and relation to the overall residential design, streetscape and community character and appearance. It is the responsibility of the property owner to comply with the Covenants and Restrictions, as well as all state and local building codes and ordinances.

I.6 DESIGN STANDARDS

Each home's character creates an individual design that contributes to the overall character of the community. These design standards are applied to allow a range of design, concepts and treatments that result in a streetscape and visual environment for a quality residential community within the Meadows of Seven Points.

II. PLAN SUBMISSION, REVIEW AND APPROVAL PROCEDURES

II.1 The Architectural Review Committee has the responsibility to review all remodeling, alterations in exterior appearance such as color changes or design, and additions. All alterations, additions and replacements to structures, landscaping and all other elements of the property shall follow these design standards and ARC review and approval.

It is the function of MOSP's ARC to review applications, working drawings, specifications, color materials and samples submitted to determine if the proposed construction, site plan, hardscape and landscape design, etc., conforms in character, appearance and construction with the design standards.

Variations or deviations from the design criteria may be granted in hardship or unique situations **at the sole discretion of the ARC**. These variations or deviations will not set any precedent for future decisions and all variance requests will be reviewed on an individual lot-by-lot basis.

II.2 Homeowners, Contractors, Architects, Designers, Realtors and Consultants: All design and construction activities shall adhere to the recorded covenants and restrictions for the Meadows of Seven Points, these design standards and the current local and state building codes. It is the responsibility of the Homeowner to ensure these standards and building codes are followed.

II.3 All plans to be reviewed shall undergo the following:

- Step 1: Complete and submit ARC Change Request online at mosphoa.com.
- Step 2: Onsite visit by ARC is scheduled. In most cases, approval or rejection is provided to Homeowner at this time.
- Step 3: If the project cannot be completed in the time allotted, Homeowner is obligated to notify the ARC via letter or email to request an extension.
- Step 4: Upon completion of work, Homeowner shall request a final inspection to close out file.

III. Lamp Posts, Accessory Structures, Satellite Dishes, Mailboxes:

- 1a. Residential lamp post lighting (gas, electric, solar) is our only source of street and security lighting after dark. Fixtures shall be maintained and operating at all times. See Exhibit B for approved Solar replacements.
- 1b. Lamp glass regularly cleaned and post painted as needed. Avoid excess vegetation, tree limbs, etc. around lamp post to allow optimal illumination. Exterior lighting shall be well planned and placed as not to interfere with neighboring properties.
- 1c. With the exception of seasonal exterior lighting, colored exterior spots & colored landscape lighting is discouraged.
- 1d. Accessory structures and furnishings include but are not limited to: clothes racks and clothes lines, aerials, antennas, satellite dishes, retaining walls, solar equipment, room additions, spas, pools and pool houses, decks, patios, equipment houses, trellises, privacy walls, screen enclosures, fences, play structures, permanent basketball goals (goal and hoop may not be placed on the structure itself), all poles shall be black with clear backboards. Semi-permanent play structures including but not limited to; swing sets, forts, trampolines, treehouses shall be placed in a location not visible from the street. Approval of any such structure or improvement and the location of same shall be given at the sole discretion of the ARC.
- 1e. Accessory structures not approved for MOSP include, but not limited to: pet houses, kennels, hothouses, greenhouses, facilities for above ground storage, tool shops, workshops, detached garages, plastic or metal play structures.

III.2 Fencing:

All fencing additions, including trash can screens, must be submitted to & approved by the ARC prior to construction start.

- 2a. It is the responsibility of the Homeowner to identify their property lines either by property markers or an official property survey.
- 2b. Fencing submitted which attaches to neighboring fencing or located directly on the property line must include written permission from the fence owner.
- 2c. Minimum fence height: 4 feet | Maximum fence height: 7 feet
- 2d. Fence style shall be appropriate design and materials in keeping with the Meadows of Seven Points design standards.
- 2e. Approved fencing materials are wood or metal. Vinyl is not permitted with the exception of trash can screening. Wire mesh or chicken wire is not permitted.
- 2f. Wood fencing must be stained or painted to coordinate with the exterior of home and/or connecting fencing and completed within 90 days of installation.
- 2g. White fencing is not approved for use within MOSP with the exception of trash can screening.
- 2h. For the purpose of pet containment, the lower two (2) feet may have an attachment of black mesh securely fastened.

III.3 Patios, Decks, Pool, Screen Enclosures, Additions, Spas

- 3a. All new or replacement areas include but not limited to windows, shutters, doors, access ramps, trim, patios, decks, pools, screen enclosures, room or garage additions, spas, fences, trash screens shall be individually submitted for ARC review prior to construction start.

III.4 Driveways and Walkways

- 4a. Driveways and walkways shall be maintained, stained and sealed as needed. The MOSP HOA is responsible to all walkways adjacent to common areas.

III.5 Flagpoles – In Ground

- 5a. Flagpoles shall be black aluminum, fiberglass, steel or composite with black, gold or silver finial not exceeding 3” in diameter or 20 feet in height. Only the United States flag may be flown on the flagpole. Flag must be removed or illuminated from dusk to dawn and retired when faded, damaged or torn as per the National Flag Foundation. Landscaping the base is welcomed with the exception of vines or climbing plants.

III.6 Lot Maintenance

- 6a. Lots and home exterior shall be maintained and in good repair. Homeowners shall take actions necessary to remove unsightly growth, weeds for their property and maintain appropriate ornamental landscaping. No trash, garbage, rubbish, debris or other unsightly objects shall remain on the property unless stored within garage or approved screening. Maintenance responsibilities shall include but not limited to periodic mowing, trimming of hedges and trees, removal of dead vegetation and weeds, fertilization, pest control, cleaning of roofs, gutters and downspouts, general upkeep of exterior, steps, fences and walkways.
- 6b. Landscaping including bushes & trees should be trimmed regularly so as not to obscure sidewalks or impede pedestrian traffic.
- 6c. Grass clippings, brush, branches, dead trees should be disposed of properly – utilize paper lawn bags for grass clippings, weeds, small brush and dispose all at recycling convenience centers. **Dumping any material in the common space and detention areas is strictly prohibited per Metro Stormwater guidelines.**
- 6c. A minimum of 3 feet clearance is required around fire hydrants and utility boxes.
- 6e. The MOSP HOA has a no burn policy relating to the disposal of trash, brush or other types of refuse.

III.7 Mailbox/Address Plates

- 7a. All mailboxes must conform to the established standard mailbox design and located with the proper height in accordance with U.S. Postal Service. Address plates, scroll works shall be consistent throughout the neighborhood as identified in Exhibit C. Seasonal coverings are permitted provided they don't hinder access. Flags of any kind may not be attached to the mailbox.

III.8 Roof Replacement | Shingles

- 8a. Three approved shingles for use within the Meadows of Seven Points are manufactured by Atlas Products, GAF Timberline and Owens-Corning. The Atlas Pinnacle Pristine shingles in Hearthstone feature comprehensive warranty coverage against black streaks caused by algae, damage from high winds and defects as does the GAF Timberline HDZ Slate and Owens-Corning Oakridge is Estate Gray. ARC notification of roof replacement is required. See Exhibit D.

III.9 Signs

- 9a. Signs placed on Property shall adhere to the following criteria:

◇ **Political Signs** – may be displayed sixty (60) days prior to election date and removed within 5 days post-election. All political signs shall not exceed four (4) feet square (24" x 24") and placed no closer than five (5) feet from sidewalk or right-of-way if property does not have a sidewalk.

◇ **Real Estate Signs** - A professionally lettered realtor sign not exceeding 24" x 30" in total size may be placed on the property of the homeowner.

Realtors may place one address specific Open House sign at the front entrance and one at the back entrance.

- Signage may go up two days prior to the open house and removed at end of the open house.
- Sign should be no larger than 18" x 24"
- Sign should be placed on the left side of each entrance
- No additional signage may be placed throughout the MOSP

Homeowners are responsible for communicating these guidelines to their realtor.

III.10 Trash Can Screens:

Outside storage of trash cans & recycling bins and/or other disposal receptacles requires screening of view from all neighboring properties and street view.

- 10a. Screens must consist of solid materials such as wood, vinyl or matching brick with an exposed top. Stone may be used as part of the design. Colors shall coordinate with existing home and overall condition of screening maintained regularly.
- 10b. Screen must be permanently attached to house, driveway or post.
- 10c. Maximum of two (2) receptacles may be screened.
- 10d. Screen must extend above the highest point of the container(s) not to exceed 6 feet.
- 10e. Maximum size for multiple sided screens not to exceed 4 feet x 6 feet.
- 10f. Single panel screens (location dictates use) not to exceed 8 feet in length.

Approved Solar Lamp Replacements - Mfr. Gama Sonic GamaSonic.com

Fits our 3" posts, uses a 2 cell 3.2v battery pack with up to 3 years life, GS patented solar LED bulb with up to 10 years life (cannot use a regular incandescent bulb nor use a solar bulb in an electrical socket), lasts between 2-6 nights depending on model chosen.
Prices shown from GamaSonic.com as of Feb 2023.

Also available on Amazon, some models are offered for less at Lowe's, Home Depot, etc.



Model 97B012 - \$259.99

Acorn Finial
180 lumens
Up to 2 nights
4.0 watt Solar panels, 4 sides
Warm white light with low/high light switch.



Model 97K012 - \$329.99

Commercial Grade
Flat Top
300 lumens
Up to 3-6 nights
8.0 watt Solar panels, 4 sides



Model 37B50012 - \$229.99

180 lumens
Up to 2 nights
8.8 watt Solar panels, 4 sides
Choice of Warm white light/Bright White light

EXHIBIT C | Mailbox | Mailbox Numbers | Address Plates

All mailboxes within the Meadows of Seven Points HOA consist of a standard black mailbox as approved by the U.S. Postmaster General mounted on a custom black post with a black address plate consisting of reflective white numbers in Goudy font as shown here.



Custom Post Resource:

Bennie Wilson Ornamental Iron
180 East Division Street
Mount Juliet TN 37121
(615) 758-7176

Replacement Mailbox Address Plate:

Sign Station
210 Fesslers Lane
Nashville TN 37210
(615) 871-0060

Mention MOSP for reduced price.



Homes desiring additional address identification may use black/bronze address plates similar to sample. Numbers must be a minimum of 3" high per Nashville Code.

<https://www.nashville.gov/departments/codes/property-standards/code-enforcement/codes-violation-types>



We protect what matters most

Roof Shingles



Timberline HDZ® Shingles

The look people love, now with LayerLock® Technology and the StainGuard Plus™ Algae Protection Limited Warranty¹

★★★★★ 4.8 (17152) [WRITE A REVIEW](#)

ALL COLORS

IN YOUR AREA

Color/Finish: **Slate**



Harvest Blend Color/Finish:



We protect what matters most

Roof Shingles

Timberline HDZ® Specs

ABOUT

SPECS

DOCS

VIDEOS

SPECIFICATIONS (ALL DIMENSIONS ARE NOMINAL)

AWARDS & RECOGNITION	Good Housekeeping Rated
25-YEAR STAINGUARD PLUS™ ALGAE PROTECTION LIMITED WARRANTY	StainGuard Plus™ Algae Protection Limited Warranty
\$ - \$\$\$\$	\$\$
DURABILITY & TOUGHNESS	Advanced Protection Shingle with GAF Dura Grip Adhesive
EXPOSURE	5.625" (144 mm)
EXTREME WEATHER IMPACT RATED	No
FIRE RATING	Highest Rating - Class A
MATERIAL	Fiberglass Asphalt Construction
WIND RATING	Eligible for the WindProven™ Limited Wind Warranty when installed with four required GAF accessory products
SHINGLE STYLE	Wood-Shake Look
SHINGLE TYPE	Architectural Shingles

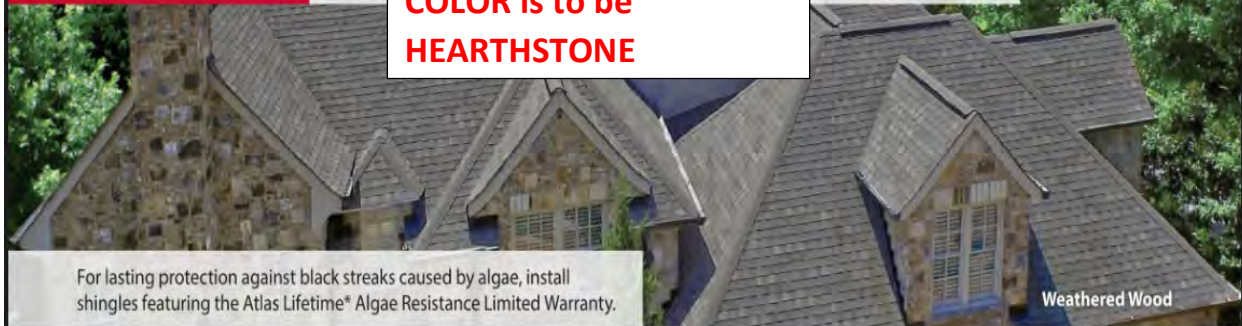


Pinnacle[®] Pristine

High Performance Architectural Shingles



COLOR is to be HEARTHSTONE



For lasting protection against black streaks caused by algae, install shingles featuring the Atlas Lifetime[®] Algae Resistance Limited Warranty.

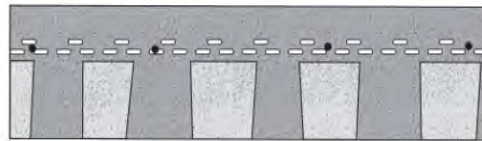
Weathered Wood

Pristine Appearance. Protected Appeal.

Pinnacle[®] Pristine architectural shingles provide stunning color that lasts.



Pinnacle[®] Pristine shingles feature comprehensive warranty coverage for black streaks caused by algae, damage from high winds and manufacturer defects.



Length: 42" / 1066.8 mm
Width: 14" / 355.6 mm

Exposure: 6" / 152.4 mm
Shingles Per Bundle: 18-20



For maximum protection and warranty coverage, install an Atlas Signature Select[®] Roofing System with components designed and backed by an Atlas warranty.

FEATURES

- Available In 19 Colors
- Scotchgard[™] Protector
- 130 mph Wind Limited Warranty**
- FASTAC[®] Double Sealant Lines
- Atlas Lifetime[®] Algae Resistance Limited Warranty
- Lifetime Limited Warranty**
- Atlas Signature Select[®] Eligible[†]

ASTM

- D7158, Class H Wind Resistance, Passed at 150 mph
- D6381, Uplift Resistance
- D3018, Type 1
- D3161, Class F, Tested at 110 mph
- D3462, As Manufactured
- E108, Class A Fire Resistance

UL

- 790, Class A Fire Resistance
- 2390, Class H Wind Resistance

CODES AND COMPLIANCES

- Meets AC438 Criteria
- CAN/CSA-A123.5-M90
- Florida Building Code Approved – FL 16305
- Miami-Dade County Product Control Approved

The Meadows of Seven Points HOA
Standard Shingle adopted 9/20/21

OAKRIDGE®

Shingles | Tejas



Brownwood¹



Desert Tan¹



Driftwood¹



Estate Gray¹



Onyx Black¹



Teak¹

Estate Gray is the only approved shingle color for use in the Meadows of Seven Points.

COLOR DISCLAIMER

As color experts, we know getting the shingle color right is a big part of any roofing purchase. Due to printing color variations, in addition to viewing shingle literature, we suggest you request an actual shingle sample to see how it will appear on your home and with your home's exterior elements in various natural lighting conditions. Lastly, we recommend you verify your color choice by seeing it installed on an actual home; your roofing contractor or supplier can provide a sample and may be able to direct you to a local installation.

DESCARGO DE RESPONSABILIDAD SOBRE LOS COLORES

En tanto que especialistas en color, sabemos que obtener el color de teja perfecto es una parte importante en toda compra de techos. Debido a las variaciones en los colores impresos, además de mirar folletos de tejas, le sugerimos que solicite una muestra de la teja para ver como se verá en su hogar y con los elementos externos de la vivienda bajo distintas condiciones de luz natural. Finalmente, le recomendamos que para verificar su elección de colores, vea cómo lucen las tejas ya instaladas en una vivienda; su contratista de techos o su proveedor le pueden dar una muestra e incluso indicarle dónde ver un techo ya instalado.