

THE MEADOWS OF SEVEN POINTS

RULES & REGULATIONS

Subject	Effective Date	Approved by	Amended Date
ARC Approval Process	October 1, 2018	Meadows of Seven Points Homeowners' Association Board of Directors	Nov 6, 2023

Purpose & Scope

To establish a uniform guideline related to the enforcement of our Amended and Restated Declaration of Covenants, Conditions and Restrictions (CCRs) including Rules & Regulations. This document shall pertain to all current and future residents of the Meadows of Seven Points (MOSP).

Authority

Amended and Restated Declaration of Covenants, Conditions and Restrictions (CC&Rs) available on our website – <https://MOSPHOA.com>

- Article V
- Architectural Control, Section 1
- Page 7

General Information

All exterior changes, additions, replacements must be submitted to the Architectural Review Committee (ARC) PRIOR to the commencement of work.

The ARC has up to 30 days to approve or disapprove submitted requests.

Architectural Change Requests will not be approved for any homeowner delinquent on the payment of annual assessments or assessed fines.

The Board of Directors and MOSP HOA are not liable for any costs or losses associated with proceeding with a change or alteration without prior approval. Such losses could include, but not limited to, loss of down payment, site work, materials, and/or costs associated with required work to remove unapproved alterations. Please see Fining Rules & Regulations.

Approval Process

1. Homeowner completes and submits the ARC Application in full addressing all requirements noted on the application form including requested surveys, photos, designs, samples.
2. ARC reviews request and replies within 30 days after determining that homeowner is not delinquent with annual assessments or has outstanding fines.
3. ARC will contact homeowner upon receipt of ARC application and schedule an onsite visit.
4. ARC approve or rejects, signs and dates the application.* Signed copy is given to homeowner.

5. ARC maintains Architectural Change log and updates Board regularly via Committee reports.
6. * If application is denied, the homeowner may request a review by the full Board of Directors. Majority vote rendered by the Board shall be final.

Architectural Change Requests are required for all exterior additions and changes, but not limited to:

All Exterior Color Changes	Arbors	Decks	Doors
Exterior Lighting	Fence	Generators	In-ground flagpole
Outside antenna	Patio	Playsets	Pool
Screened deck/pool	Sidewalks	Shutters	Sunrooms
Major Landscaping	Replacement of any exterior feature (windows, doors, deck, fence)		

Gazebos, Pergolas and Retractable Awnings are required to be installed on deck or patio and cannot stand alone. The top/roof of these structures are to be made of canvas, cotton, polyester or woven acrylic fabric and must be solid cream, tan or coordinating with trim of home.

Examples of Items NOT Approved for Use but not limited to:

- Exterior storage sheds of any type, size or shape.
- Detached garages
- Carports
- Metal or plastic playsets
- Above ground pools
- Exterior dog kennels or dog runs

Revision History: Effective October 2018

Revision August 2022 – streamlined form to updated version

Revision December 2022 – to reflect the Amended & Restated CCRs

Revision November 2023 – to add Revision History and update website info