

# 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 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 Application (Exhibit A)
- 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. Two approved shingles for use within the Meadows of Seven Points are manufactured by Atlas Products and GAF Timberline. 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. 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.

# Meadows of Seven Points Architectural Change Request

Email/Scan to [TheMeadowsofSevenPoints@gmail.com](mailto:TheMeadowsofSevenPoints@gmail.com).

Property Owner Name: \_\_\_\_\_ Email: \_\_\_\_\_ @ \_\_\_\_\_

Property Address: \_\_\_\_\_ Phone #: \_\_\_\_\_

Contractor: \_\_\_\_\_ License#: \_\_\_\_\_

To avoid processing delays, please review the Covenants & ARC Guidelines, submit all requested documentation with this fully completed 2 page application.

- Basketball Poles:** Mark location on survey.
- Exterior Color Change:** Include paint samples & note location (trim, shutters, door, fence)
- Fence:** Submit copy of survey with fence location accurately marked. Note height (4'-7'), color, fence materials and include photo sample of fence design.
- Screen Enclosure (Under existing roof):** Attach colors, materials and photos of existing rear elevation.
- Pool/Spa:** (Note: Pools are required to include fence. Please submit all items at the same time. Include survey & scaled drawing including pool depth and landscaping plan.
- Patio/Driveway Addition:** Submit survey with changes marked to scale.
- Room Addition/Sunroom/Outdoor Living Area** (kitchen, fire pits, etc): Submit SCALED DRAWINGS of roof plan, rear & side elevations, site survey accurately marked & landscape plan. Materials to match.
- Recreational/Play Structures:** Include site survey with location clearly marked, structure dimensions, note distance from property lines, scaled drawings, landscape plan and brochure.
- Roof Replacement:** Two shingles approved for use - Atlas Products | Pinnacle Pristine | Hearthstone & GAF Timberline HDZ - Slate
- Trash Can Screen:** Submit screen height, type of material for screen (vertical lattice not allowed), dimensions.
- Other/Project Description:** \_\_\_\_\_

**FOR HOA USE ONLY:** Approved/Rejected by: \_\_\_\_\_

Date Received by ARC: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_      Date of Pre-Inspection: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Approval Expiration Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_      Completion/Closed Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

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Additional Requirements not listed elsewhere on this form or project reminders: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**SIGNATURE REQUIRED:**

I am submitting this application with required attachments for an exterior accessory described on page 1 and agree to be bound by the Rules and Regulations, Covenants & Restrictions and ARC Guidelines of The Meadows of Seven Points as they pertain to exterior changes. ARC approval shall be final. I understand any deviation from the submitted plan without prior approval from the ARC may result in undue expense on my part in order to bring the project into compliance. My signature belows authorizes HOA personnel to enter my property for cursory inspection during and immediately after completion. If project cannot be completed in the time allotted, I will ask for an extension. Upon completion of the project, I will notify the ARC for final inspection.

Signature: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_



Additional Notes to the ARC:

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**IMPORTANT NOTE TO HOMEOWNER:** These plans have been reviewed for the limited purpose of determining the aesthetic compatability of the plans within the community and are approved on a limited basis. No review has been made with respect to functionality, safety, or compliance with governmental regulations or otherwise and any party with respect to such matters should make no reliance on this approval. The approving authority expressly disclaims liability of any kind with respect to these plans, the review thereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty.

This approval concerns ONLY your architectural plans. You are still responsible to obtain whatever easements, permits, licenses and approvals which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered as permission to encroach on another property owner’s rights to use and enjoy all possible property rights. Approval of the plans does not constitute a warranty or representation by the Architectural Review Committee or any developer or landowner that the proposed improvements will be consistent with the development plans of any other landowner. Compliance with all applicable building codes is the responsibility of the general contractor and the owner and not the of the Architectural Review Committee.

In addition, this approval does not in any way grant variances to, exceptions or deviations from any setback or use restrictions unless a specific letter of variance request is submitted and the party entitled to enforce such setbacks or restrictions issues a specific letter of “variance approval”. This approval does not constitute approval of any typographical, clerical or interpretative errors on the submitted plans.

**The Owner is responsible for positive drainage during and after the construction. No water drainage is to be diverted to adjoining lots, common areas or wetlands. The Owner is responsible for informing the primary contractor. No materials including dirt, rocks can be stored or disposed of onto common space. Damage to street or curb including soil or debris is the sole responsibility of the Owner.**

**Compliance with all approved architectural and landscaping plans is the responsibility of the Owner of legal record and any change to the approved plans WITHOUT prior Architectural Review Committee approval subjects these changes to disapproval and enforced compliance to the approved plans may result.**



## 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 Warranty<sup>1</sup>

★★★★★ 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)

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

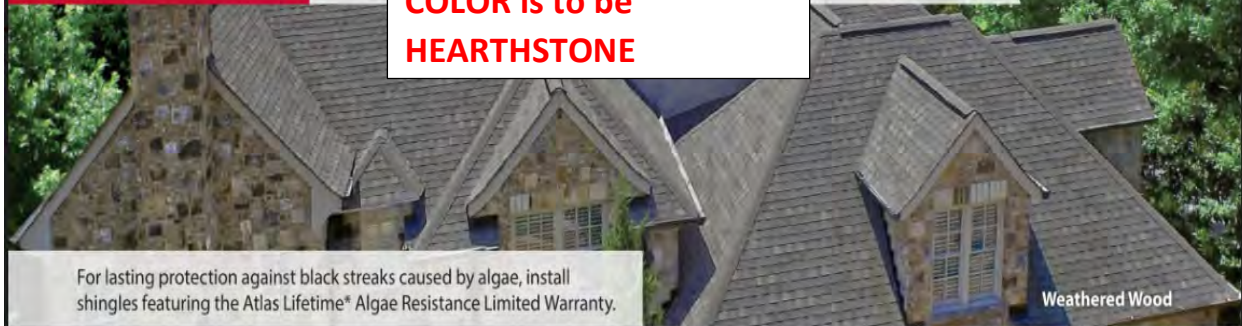


# Pinnacle<sup>®</sup> Pristine

High Performance Architectural Shingles



**COLOR is to be HEARTHSTONE**



For lasting protection against black streaks caused by algae, install shingles featuring the Atlas Lifetime<sup>®</sup> Algae Resistance Limited Warranty.

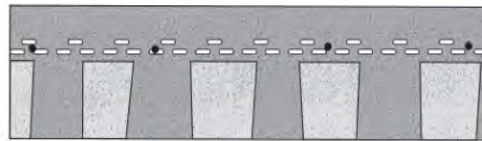
Weathered Wood

### Pristine Appearance. Protected Appeal.

Pinnacle<sup>®</sup> Pristine architectural shingles provide stunning color that lasts.



Pinnacle<sup>®</sup> 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<sup>®</sup> Roofing System with components designed and backed by an Atlas warranty.

### FEATURES

- Available In 19 Colors
- Scotchgard<sup>™</sup> Protector
- 130 mph Wind Limited Warranty\*\*
- FASTAC<sup>®</sup> Double Sealant Lines
- Atlas Lifetime<sup>®</sup> Algae Resistance Limited Warranty
- Lifetime Limited Warranty\*\*
- Atlas Signature Select<sup>®</sup> Eligible<sup>†</sup>

### 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**