

THE MEADOWS OF SEVEN POINTS

RULES & REGULATIONS

| Subject | Effective Date | Approved by | Amended Date |
|----------------------------|-----------------|--|--------------|
| Pergolas, Pads, Gazebos | August 17, 2020 | 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 (CC&Rs). 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)

- Article V, Section 1 Improvements
- Article VII, Section 2 (g) Construction

General Information

Approval

All Pergolas, Pad and Gazebos require Architectural approval. Please submit an ARC Change Request Form along with required documentation including a site survey with location accurately marked.

Pergolas

The following information covers built for purpose Pergolas, not the ready-made screened in porch or pergola found at Target or home improvement stores.

1. Pergolas do not have a roof but just open framing above.
 - a. They may be constructed on a deck or on an independent concrete pad (see the next section on pads. Construction over other materials may be requested for consideration.
 - b. Pergolas may never be covered.
 - c. Pergolas may not, under normal circumstance, be converted to screened-in porches. Pergolas constructed on a detached pad can never be converted to a porch or screened-in porch. See Rules & Regulations regarding porches.
 - d. A Pergola may include a matching swing made of wood or matching metal.
2. All materials utilized are to be the same type and color (or matching pending approval) of materials used for the residence.

Pads

This section covers concrete pads used for step landings, grill placement, outdoor furniture, etc.

- a. If the pad is viewable for the street the pad must be constructed using exposed aggregate matching that used for your drive/walkways. If not visible from the street a standard smooth, broomed or stamped concrete may be used. Pavers may be used with prior approval of the architectural committee.
- b. Other types of Pads like those using patio pavers will also be considered on a case-by-case basis.

Gazebos

Gazebos follow the same guidance as porches but may be installed as standalone structures. They may be six sided or eight sided. The Architectural Committee will likely require a complete set of plans from a licensed contractor to consider approval. Please contact the Architectural Committee before you begin the process of constructing a Gazebo.

Revision History: Effective August 2020

Revision December 2022 – to reflect the Amended and Restated CCRs

Revision November 2023 – to add Revision History & update website info.