

THE MEADOWS OF SEVEN POINTS

RULES & REGULATIONS

Subject	Effective Date	Approved by	Amended Date
Porches (Covered/Covered & Screened)	May 17, 2016	Meadows of Seven Points Homeowners' Association Board of Directors	November 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 guideline 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 VII, Section 1 Improvements, Section 4 Rules and Regulations

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.

Covered Porches

1. Only two types of Roofing are allowed for covered porches:
 - a. A pitched roof with matching roofing and gutters.
 - b. Provided the porch is not visible from the street the covering may be a shed style roof with matching roofing and gutters.
2. Covered porches are to be attached to the residence/structure. All materials utilized are to be the same type and color (or matching pending approval) of materials used for the residence including trim, soffit, steps and etc. The interior ceiling may be drop down or exposed beam.
 - a. **Choice A:** The GAF Timberline HD, Slate color has been discontinued but replaced with **HDZ** Timberline, Slate. Do not confuse Slate with Williamsburg Slate (not approved).
 - StainGuard® Protection
 - Highest Fire Rating – Class A
 - Wind Rating – 130 mph
 - b. **Choice B:** Atlas Products – Pinnacle Pristine Color: Hearthstone
 - ScotchGuard® Single Protection
 - Wind Rating – 130 mph
3. It is recommended that the space below the deck of the porch be screened with a matching screening (like lattice (plastic recommended) or with wood stained to an appropriate color. Should your porch be considered to be in a “Highly Visible” location, (visible from a long distance, facing the street, etc.), the Architectural Review Committee may require screening below the deck.

Screened-in porches

Screened-in porches have all the requirements as above (1-4) plus:

- a. Attachment of screens shall be made in such a way that staples are not visible. Screens may be constructed with removable frames of either wood or metal. Screens may be secured to framing vis staples or other suitable fasteners the covered with a matching wood to hide the attachment method. Screens may also be attached with plastic attachment strips which are made for that purpose
Example shown here :



- b. Doors if included in the plan should match the overall color of the project. Doors which are commercially available in the popular bronze color are acceptable.

Revision History: Effective May 2016

Revised September 2021 – replace discontinued GAF shingle with product from Atlas

Revised December 2022 – reflect the Amended and Restated CCRs

Revised November 2023 – reflect the addition of GAF HDZ shingle (algae resistant).