

# SEVEN HILLS PROPERTY OWNERS ASSOCIATION, INC BOARD APPROVED OFFICIAL RULES

## **A WORD FROM SEVEN HILLS BOARD OF DIRECTORS**

In 2024, the Seven Hills POA Board of Directors, acting on behalf of needs and requests made known by the community, set out to revise and update existing rules that were created by the Boards of Directors as a supplement to clarify the intent and implementation of CC&Rs. In light of the fact that the CC&Rs for the Seven Hills Property Owners Association allows rules to be adopted as necessary [Article V; 5.1.2, 5.5.1 and 5.5.2], the purpose of this document is to provide clarity and further protect the property values of each member of the Seven Hills Community.

Before adoption, a draft of this document with the proposed rule changes, additions, and minor editing was published in two (2) consecutive monthly community newsletter editions. The comment period lasted 60 days from the first publication and prior to a public Board meeting held on September 4, 2024, where additional comments were heard.

Adopted on September 4, 2024, this is a legal governing document that works to support, not supersede, any original officially recorded CC&Rs. Each resident is issued a hand delivered copy by way of community mail clip or during CC&R orientation upon becoming a member of the community. Furthermore, this document along with all SHPOA governing documents are made available online: <https://sevenhillspoaofhemet.com/>.

**SEVEN HILLS PROPERTY OWNERS ASSOCIATION  
RULES**

Clarifying Language to  
**2013 Amended and Restated CC&Rs**

Doc # 2013-0431764

Recorded 09/04/2013

**ARTICLE 2.4.2 Lease Requirements.** All lease or rental agreements shall be in writing, and shall specifically (a) provide that the lease and the tenant are subject to the Governing Documents of the Association and that the Association is a third party beneficiary of the lease with rights to enforce the lease provisions, (b) identify the names and birthdates of all proposed occupants, (c) state a lease term for initial term of not less than one (1) year, (d) state that failure to comply with the provisions of the Governing Documents shall constitute a default under the terms of the rental or lease agreement or contract for sale, and (e) state the Association shall have the right to commence enforcement proceedings against a tenant or occupant for failure to comply with the Governing Documents. At least fifteen (15) days prior to the commencement of the lease term, Owner shall submit to the Association (i) the proposed lease/rental agreement satisfying the requirements set forth herein, (ii) affidavit signed and notarized by each proposed occupant verifying the names and ages of each occupant, and (iii) photocopies of a governmental agency issued identification of each occupant which identification must include a photograph and birthdate.

***RULE:***

*Rental of a portion of a Seven Hills property is NOT permitted, which INCLUDES room rentals.*

Rule approved by Board of Directors May 3, 2017

*The City of Hemet, California, requires all property owners who lease their property within the City limits to obtain and annually renew a business license. The City also requires all property owners to obtain a one-time rental registration on each property being leased. The Seven Hills Property Owners Association requires compliance with all City regulations and will keep on file copies of each annual renewal and the one-time rental registration for each address. It is the property owner's responsibility to contact the City in order to comply. Failure to submit copies of the annual renewal of the business license by the deadline date of March 31<sup>st</sup> of each year and the rental registration (one-time registration) by March 31, 2019, will result in the property being removed from the approved list of homes to be considered one of the 135 homes allowed: thus, causing the property owner to be in violation of the CC&R's. Should the City of Hemet, California change the city issued rental registration regulations or need for a city issued business license, the Association will notify all property owners leasing property of this change. Should the City of Hemet, California, require new or additional regulations, the Seven Hills Property Owners Association will require compliance with copies of any licenses/registrations to be on file.*

Rule approved by Board of Directors March 6, 2019

**ARTICLE 2.8 Change of Ownership or Occupancy.** Anytime there is a change of ownership or occupancy of one (1) of the Lots within the Association, the current Owner of the property shall be responsible to notify the Association of the names of the current residents of the Lot and verification that the residents comply with Section 7.15 of this CC&Rs. The Board shall be empowered to implement rules and forms for the purpose of facilitating the obtaining of this information by the Association.

***RULE:***

*As part of age certification/qualification of Seven Hills residents, new buyers/renters must complete the Seven Hills Property Owners notarized certification to be signed by all residents who will live in the home and include with the certification, a copy of photo identification on all residents who will live in the home (NO EXCEPTIONS) prior to close of escrow or signing of a lease.*

Rule approved by Board of Directors January 6, 2021

**ARTICLE 6.1 Owner's Obligation to Maintain and Repair.** Each Lot Owner shall, at his or her sole cost and expense, maintain and repair his or her Lot and all improvements thereon, including landscaping, keeping the same in good condition and in conformance with any specified standards for maintenance of the Lots and landscaping set forth in the Association Rules.

***RULE:***

*Lots with grass lawns are to be watered and maintained in such a way as to not distract from surrounding properties or de-value neighboring properties. In declared drought conditions where watering is restricted by the Governor, or a governing agency, watering may be done or ceased in accordance with those restrictions. When drought conditions are not in a declared state of emergency and fines are not imposed, the homeowner or residents of the home are to keep the lawn in such a condition to not have dead grass or dirt where green, mowed lawn has previously been planted.*

Rule approved by Board of Directors April 4, 2018

**ARTICLE 7.4.2 Leash Requirements for Dogs.** Dogs shall only be allowed in the Community when they are leashed and otherwise under the supervision and restraint of their owners.

***RULE:***

*Dogs must be leashed when in unenclosed front yards/areas as well as other open spaces within the community.*

*(Refer to City of Hemet Ordinance Section 10-6; 1a & 1b)*  
Rule approved by Board of Directors September 4, 2024

**ARTICLE 7.4.3 Pet waste.** Pet owners shall be responsible for the prompt removal and disposal of pet waste deposited by their pets within the Community.

***RULE:***

*Pet owners need to be respectful and not allow their pets to urinate and/or defecate on property owners lawns or artificial grass.*

*(Refer to City of Hemet Ordinance Section 10-12; a & b)  
Rule approved by Board of Directors September 4, 2024*

**ARTICLE 7.5 Signs.** No business signs or advertisements shall be displayed on any Lot in any tract. This provision shall not prohibit the display of "For Sale" or "For Rent" signs to the extent this prohibition is restricted by law. Such "For Sale" or "For Rent" signs shall be "55+" or "Senior Only" included on the sign. A political sign may be displayed on a Lot provided it is removed immediately after election day. Such signs shall measure no more than twenty-four (24) inches by twenty-four (24) inches.

***RULE:***

***For Sale/Rent***

*“For Sale” or “For Rent” signs must be accompanied by a “55+” or “Senior Only” sign of a minimum size of 17” x 5”.*

***Vehicles***

*Vehicles can be for sale at the property where an estate sale is being held by the company holding the sale or owners of the home on the date of the advertised estate sale only. The vehicle that is for sale must have a matching registration address to the estate sale address. No vehicles may be advertised for sale in driveways or on the public streets in the boundaries of the Seven Hills Property Owners Association except on the advertised estate or garage sale date.*

***Political Signs and Flags***

*Any political signs or flags displayed must be limited to 90 days. Flags should be no larger than 3’ x 5’ and signs no larger than 24” x 24”. All political signs or flags must be removed within 24 hours following the designated election date.*

*Rule approved by Board of Directors January 6, 2021*

***Holiday Decorations***

*Decorations and lighting may be displayed outside a residence to commemorate publicly observed/recognized holidays provided that such decorations do not unreasonably disturb the peaceful enjoyment of owners of adjacent lots.*

*Holiday decorations or lights for any publicly observed holiday may be displayed thirty (30) days prior to the holiday. All lights and decorations that are not permanent fixtures of a Lot which are part of the original construction or have been properly approved as permanent improvements by the Architecture Committee shall be removed no later than thirty (30) days following the holiday. Any exception to this rule should be brought to any member of the Board of Directors for approval.*

*\*Lights around properties, yards, landscaping (year-round) may be displayed if they are white in color (only), no blinking, flashing or icicle lights will be permitted. They shall be maintained so as not to become discolored or otherwise unsightly.*

*\*Exception – for 30 day approved holiday periods.*

*Rule approved by Board of Directors May 5, 2021*

**ARTICLE 7.6 Antennas and Satellite Dish.** Owners may install satellite dishes not in excess of one (1) meter in diameter on their Lots. The Board may adopt rules regulating the installation of antennas or satellite dishes so long as the rules do not unreasonably delay or prevent installation, maintenance or use, unusually increase the cost of installation, maintenance or use, or preclude reception of an acceptable quality signal. Any rules implemented for legitimate safety restrictions are permitted, even if they impair installation, maintenance or use of the satellite dish or antenna.

***RULE:***

*Antennas and Satellite Dishes Owners may install satellite dishes not in excess of one (1) meter in diameter on their Lots. Antennas may be mounted on “mast” to reach the height needed to receive or transmit an acceptable quality signal. Masts higher than 12 feet above the roofline may be subject to local permitting requirements for safety purposes. Location of Antennas and Satellite Dishes should be located in such a manner as to limit visibility from the street. The Board may adopt rules regulating the installation of antennas or satellite dishes so long as the rules do not unreasonably delay or prevent installation, maintenance or use, unusually increase the cost of installation, maintenance or use, or preclude reception of an acceptable quality signal. However, residents are required to remove Antennas and Satellite Dishes that are not in use. Any rule implemented for legitimate safety restrictions are permitted, even if they impair installation, maintenance or use of the satellite dish or antenna. The Board requires notification to verify that the antenna will be installed in accordance with the CC&Rs rules and regulations.*

Rule approved by Board of Directors September 5, 2018

**ARTICLE 7.7 Yard and Garage Sales.** Residential yard and garages sales shall not exceed four (4) per year per each individual residential address. Frequent yard and garages sales constitute operating a business which is prohibited in Seven Hills. Residents are limited to selling their own personal property at yard or garage sales and shall not bring in items to sell from outside the Community or from other residents.

***RULE:***

*Estate sales will be treated the same as garage and yard sales.*

Rule approved by Board of Directors May 3, 2017

*Yard or garage sale means any temporary sign announcing an upcoming public sale or items taking place at a private residence held by the occupant of a dwelling unit on his or her own premises, of household goods belonging to him or her and not merchandise which was purchased for resale or obtained on consignment.*

- 1. No more than four (4) garage/yard sales are allowed on the same property per calendar year.*
- 2. A minimum of thirty (30) calendar days shall lapse between sales.*
- 3. One sale event may not exceed three (3) consecutive days.*
- 4. Sales shall only be conducted between the hours of 7:00 a.m. and dusk.*
- 5. A maximum of two (2) signs, not to exceed six square feet, may be placed on the subject property. An additional two (2) signs, not to exceed two square feet, may be placed on a neighboring property with permission of the property owner. All signs shall have the address and street number of the sale. Signs shall not be displayed for more than two (2) days prior to the sale and must be removed by 8:00 p.m. on the date the sale is concluded.*

6. ***No signs shall be placed upon any public property, right of way or sidewalk including but not limited to poles, trees, parkways, fences, utility boxes, etc.***
7. *All items should be arranged so that fire, police, and other officials may have unimpeded access.*
8. *Items allowed to be sold are personal property and craft items personally made.*
9. *The permit must be posted on the front of the property, in a conspicuous place.*

*A permit required by the City of Hemet must be obtained to conduct a yard, garage or estate sale. Failure to acquire a permit and have it posted in a visible location as required by the City will result in the sale being shut down by the Association. Shutting down an unpermitted sale is authorized by the City of Hemet's Code Enforcement Division as it is a violation of the Seven Hills POA's rules and City of Hemet's Code Compliance. A fine by the Association may be issued to the property owner for failure to obtain a permit and a letter giving the address of the unpermitted sale mailed to City of Hemet Code Enforcement Department.*

### ***Estate Sales***

*An estate sale or estate liquidation is a sale to dispose of a substantial portion of the materials owned by a person who is recently deceased or who must dispose of their personal property to facilitate a move. Estate Sale means a sale, to which the public is invited, of physical assets, suited primarily for household or personal property of a specified person's use, owned by one or more individuals or families, or by the estate of a deceased individual.*

### ***Free/For Sale Items***

*No items will be allowed on any sidewalk, driveway, or street in Seven Hills with a "free" or "for Sale" sign attached. Any items left after a yard, garage or estate sale must be disposed of and shall not be left outside your residence marked "free/For Sale" or left to be taken unless the City's refuse company has been notified and you have approved items out on the scheduled pick-up date.*

*(Refer to City of Hemet Ordinance Section 18-302, 18-303, 18-304)  
Rule approved by Board of Directors October 6, 2021*

**ARTICLE 7.8 Storage.** No automobile, truck, recreational vehicle, off-road vehicle, utility trailer, board trailer, boat, temporary structure, construction material, or any similar item may be stored (covered or not) on any front, side or rear yard of any Lot. Parking vehicles outside of the garage shall be limited to the paved driveway. Occupants shall not keep any equipment, wood piles or storage piles unless it is screened and concealed from the view of neighboring Lots and streets. Gazebos shall not be used for storage.

### ***RULE:***

#### ***Golf Carts***

*Golf carts when not in use within a 24-hour period shall be stored in a garage. Storage of golf carts on the side or backyards is strictly prohibited, parking is further restricted to the paved portion of the driveway as set forth in Section 7.8.*

*Rule approved by Board of Directors October 4, 2017*

### **Vehicle**

*Parking of any vehicle in a property owner's residence must be limited to the driveway only. For purposes of this Article, a driveway constitutes the approved driveway constructed at the time the property was built on or re-constructed or extended after being approved by the Association. Allowable driveways must be constructed, re-constructed or reinforced with concrete only. The concrete driveway may be completed with a "stamped" design only after approval by the Architectural Committee representing the Board of Directors. Existing or newly constructed driveways/extensions (aprons) may not be done with colored cement or painted unless approved by the Association. Extensions to an existing driveway must be constructed of the same material as the existing driveway. If pavers are used to reconstruct an existing driveway, pavers must be reinforced with concrete. Grass and/or pebbled rock are not allowed as spacers between pavers. Driveway construction or reconstruction including extensions to an existing driveway must be permitted if required by the City of Hemet. Concrete depth is to meet City code in order to bear the weight of vehicles. Extensions (aprons) to existing driveways may be constructed only on the garage side of the property (per city code). Parking is not allowed; neither is driveway construction or extension to be allowed on any other portion of the property unless the lot size was such that an approved driveway was permitted in the back of the home during initial construction/placement of home on the property.*

Rule approved by Board of Directors March 6, 2019

*When parking a vehicle on your property, it must be limited to the driveway only. Parking is restricted on rock landscaping, grass, sidewalk, and the walkway to your home. It must be limited to the paved portion of the driveway only. No portion of a vehicle can extend onto the sidewalk.*

*No oil drip pan, or other type of pan (cardboard, cloth, carpet, plastic or other item/material) may be placed under any type of vehicle, RV, motorcycle, etc., in a residential driveway or on the street.*

*(Refer to City of Hemet Ordinance Section 78-153)*  
Rule approved by Board of Directors September 4, 2024  
Rule approved by Board of Directors March 6, 2019

### **Dumpsters or Moving Pods**

*Dumpsters or moving pods may be kept on private property or curbside within Seven Hills for a period of time not to exceed two (2) weeks (14 days). If additional time is needed, you may contact Seven Hills Membership Services or a member of the Board of Directors for approval.*

### **Trash Receptacles**

*Trash receptacles should be located in the garage or backyard with attention given to reducing the visual impact to a neighbor. If the unit can only be located on the side of the house (and would be visible from the street), the unit should be located as far back from the front of the house as is practical to minimize the visual impact from adjoining lots and passing traffic.*

*Trash receptacles may be set out for collection the afternoon prior to a scheduled pickup and returned to storage before dark after collection.*

Rule approved by Board of Directors February 4, 2015

*If you have a side gate, trash receptacles are to be placed behind it.*

Rule approved by Board of Directors September 4, 2024

**ARTICLE 7.10.1 Recreational Vehicle Parking.** Recreational vehicles, including without limitation, motor homes, travel trailers, camper vans and boats, shall not be parked in driveways more than seventy-two (72) hours for loading or unloading only. Recreational vehicles may not be used for habitation while parked in an Owner's driveway. Parking of any vehicle at the street curb is controlled by the City and is presently limited to seventy-two (72) hours.

**RULE:**

*No unattached trailer or 5th wheel of any kind is to be parked on your property, your driveway or in the public street. Any trailer may be parked on the street as long as it is connected to a vehicle. Sleeping inside of any vehicles is prohibited and a violation of the city code.*

*(Refer to City of Hemet Ordinance code 78-153, 53-3)*  
Rule approved by Board of Directors November 6, 2019

*Recreational vehicles, including without limitation, motor homes, travel trailers, camper vans and boats may be parked for 72 hours in any one month. An owner may request a one-time exception during ANY month, which may be granted by the President or his designated representative.*

Rule approved by Board of Directors May 3, 2017

*Any electrical cords associated with the vehicles listed above shall not cross the public or pedestrian sidewalk without a City of Hemet permit.*

*(Refer to City of Hemet Ordinance Section 90-79: g, 5)*  
Rule approved by Board of Directors September 4-, 2024

**ARTICLE 7.10.4 Parking Regulations.** The streets in the Community are public streets which are owned, maintained and operated by the City. This CC&Rs does not encumber such public streets, nor does the Association have the right to regulate the public streets in the Community.

**RULE:**

***Commercial Vehicle Parking Restriction.*** *In order to maintain the residential neighborhood atmosphere within the Seven Hills community (Property Owners Association) and in the interest of public safety and welfare, commercial vehicles, utility trucks, commercial trucks, box trucks or truck tractors are prohibited from parking on any streets or driveways in Seven Hills including no overnight parking.*

*Commercial vehicle means a vehicle of a type required to be registered under the State Vehicle Code used or maintained for the transportation of persons for hire, compensation or profit or designed, used, or maintained primarily for the transportation of property. Commercial vehicles are allowed to park in the community when making deliveries and conducting contractor business.*

*(Refer to City of Hemet Ordinance Section 78-107)*  
Rule approved by Board of Directors April 6, 2022  
Rule approved by Board of Directors September 4, 2024

**Vehicle Maintenance/Repairs**

*Parking of any, and only one vehicle at a time, for maintenance/repair in driveways is limited to seventy-two (72) hours within a calendar month. Permitted vehicle repairs in driveway or garage (only): Residents of a subject property may make repairs on a vehicle registered to a member of the household of the same property, provided all repairs are completed within not more than seven-two (72) hours of initiation.*

*(Refer to City of Hemet Sec 78-155)*  
Rule approved by Board of Directors September 4, 2024



**ARTICLE 7.10.5 Garage Use.** The garages shall be used for parking vehicles and shall not be converted for living or business purposes.

***RULE:***

*Each owner shall at all times ensure that the garage accommodates at least one of the number of Authorized Vehicles for which it was originally constructed by Declarant. The garages shall be used for parking of vehicles and storage of personal property only. No garage may be used for any dwelling, commercial or other unapproved purpose.*

*Garages are permitted to be used for “quiet enjoyment” including storage or hobbies or other uses provided it does not include noxious or otherwise disturbing or unsightly uses that affect neighbors or other residents.*

Rule approved by Board of Directors September 4-, 2024

**ARTICLE 7.14 Trees and Shrubs.** Trees and shrubs may be planted or replaced as long as they still enhance the property when they are matured and are compatible with the species already found in Seven Hills. No fruitless Mulberry trees will be permitted.

***RULE:***

*Newly planted trees must be a species that is acceptable to space. Trees or shrubs known to be toxic or poisonous such as Oleander, Mountain Laurel or Belladonna (Nightshade) will not be permitted. Restricted plants already on a property at the time this rule is adopted do not have to be removed but maintained so as not to cause invasion onto neighboring properties. It is the responsibility of the homeowner to remove dead trees or shrubs when so notified by the Association. Dead palm fronds and seed pods may not be allowed to accumulate on the trees; they are to be removed at the owner's expense.*

*Aggressively invasive plants, such as Pampas Grass, Kudzu or Bamboo are restricted so as to prevent unwanted proliferation into neighboring properties.*

*It shall be the responsibility of the homeowners who are in question of which trees or shrubs are permissible to check with the Seven Hills POA Board of Directors prior to planting.*

Rule approved By Board of Directors March 6, 2019

*Furthermore, it is the owner's responsibility to maintain (i.e trim) any trees or shrubs that invade by extending beyond your property line.*

Rule approved by Board of Directors September 4, 2024

**ARTICLE 7.15.1 Purpose.** Seven Hills is a "Senior Citizen Housing Development" in accordance with the Federal Fair Housing Amendments Act of 1988 (42 U.S.C. Section 3601, et seq.), the California Unruh Civil Rights Act (California Civil Code Section 51.11) and California Government Code Section 12955.9, as the same may be amended from time to time. The Property is intended for occupancy by at least one (1) person fifty-five (55) years of age or older per dwelling unit. At least one (1) person in residence in each dwelling unit must be fifty-five (55) years of age or older ("Qualifying Resident") and each other resident must be a "Qualified Permanent Resident" which means a person who meets both of the following requirements:

(a) The person who was residing with the Qualifying Resident or senior citizen prior to the death, hospitalization or other prolonged absence of, or the dissolution of marriage with the Qualifying Resident or senior citizen; and

(b) The person was forty-five (45) years of age or older, or was a spouse, co-habitant, or person providing primary physical or economic support to the Qualifying Resident or senior citizen.

***RULE:***

*As part of age certification/qualification of Seven Hills residents, new buyers/renters must complete the Seven Hills Property Owners notarized certification form to be signed by all residents who will be living in the home and include with the certification a copy of photo identification on all residents who will be living in the home (NO EXCEPTIONS) prior to close of escrow or signing of a lease.*

Rule approved By Board of Directors March 6, 2019

**ARTICLE 7.15.6 Guests.** Guests who are less than fifty-five (55) years of age, may temporarily reside in the dwelling unit, providing they do not stay more than sixty (60) days in any one (1) year.

***RULE:***

*Persons less than fifty-five (55) years of age may temporarily reside as a guest of a "Qualifying Resident" for a period of not more than sixty (60) days in any one-year period. For purpose of calculating the sixty (60) day period described in any section relating to guests less than fifty-five (55) years of age, presence in a dwelling for more than twelve (12) hours a day, or overnight, shall constitute a day's stay and is subject to all language and regulations related to under-age residents. Guests exceeding this sixty (60) day limit cause the homeowner or "Qualifying Resident" to be in violation of the CC&R's.*

Rule approved by Board of Directors January 2, 2019

**ARTICLE 7.15.7 Permitted Health Care Resident.**

**RULE:** A “Permitted Health Care Resident” means a person hired to provide live-in, long-term or terminal health care to a “Qualifying Resident” or a family member of the Qualifying Resident providing that care. For the purposes of this section, the care provided by a Permitted Health Care Resident must be substantial in nature and must provide either assistance with necessary daily activities or medical treatment or both. The Seven Hills Property Owners Association follows the “Social Security Caregiver Credit Act of 2014”, Section 235. (3) (A) the term “chronically dependent individual” means an individual who

“(i) is dependent on a daily basis on verbal reminding, physical cueing, supervision, or other assistance provided by the individual by another person in the performance of at least two of the activities of daily living (described in subparagraph (B) and

“(ii) without the assistance described in clause (i) could not perform such activities of daily living.

“(B) The ‘activities of daily living’ referred to in subparagraph (A) are the following: “i)

*Eating*

“(ii) *Bathing,*

“(iii) *Dressing,*

“(iv) *Toileting,*

“(v) *Transferring in and out of a bed or in and out of a chair.*

*The full 113<sup>th</sup> Congress 2D Session H.R. 5024 amendment of the Social Security Act defines the level of care needed in order for individuals such as immediate family members, other relatives, spouse and/or domestic partners to be compensated for providing care.*

Rule approved by Board of Directors January 2, 2019

**ARTICLE 8.1 Improvements and Changes Require Prior Approval.** No Improvement of any kind shall be commenced, erected or maintained within the Property by an Owner, nor shall any exterior addition to or change or alteration be made in or to any Lot by an Owner until the plans and specifications showing the nature, color, kind, shape, height (including front, side and rear elevations), materials, and location of the same shall have been submitted to and approved in writing by the Board as to quality of workmanship and materials, harmony of external design and location in relation to surrounding structures, setback lines, topography and finish grade elevation. Prior to submittal of plans and specifications to the Board as provided in Section 8.2 of these CC&Rs, the Owner shall obtain a building permit from the City for the Improvements and comply with all City requirements set forth in the City Municipal Code and other applicable laws.

**RULE:**

*If the homeowner is allowing grass to wither in order to replace it with a different type of landscaping, the Architectural Chairperson is to be notified and given a timeline for completion of the project.*

*Use of the following materials as ground cover is specifically prohibited:*

- *Synthetic trees or shrubs*
- *Recycled rubber chips*
- *Processed sludge*
- *Asphalt or asphalt-like materials, or painted-over concrete; (see note below)*

*Note: In the past, certain types of asphalt or asphalt-like materials have been used as ground cover, often painted over to simulate the appearance of grass. Such materials may be repaired or renewed where currently in use but are now considered obsolete and are no longer acceptable as new or replacement ground cover.*

*In addition, use of landscaping materials to spell out personal names, nicknames, names of organizations such as states, athletic teams, clubs, fraternities, corporations, associations, etc. or to depict slogans, emblems, logos, mottos, and other graphics, is disallowed, except where specifically authorized by the Board.*

*If such a lot is not able to be maintained to an acceptable standard due to financial difficulties, the homeowner is to notify the Board of Directors in order to agree on a possible extended timeline for meeting an acceptable standard.*

*The repair and improvement of lots includes backyards. Backyards which are visible to any surrounding home or golf course are to be maintained in such a way as to not distract, invade or devalue surrounding properties or the value/aesthetics of the community as a whole.*

Rule approved by Board of Directors April 4, 2018

**Start and Completion of Work:**

*Prior to submittal of improvements and changes, the homeowner must have a timeline of completion. The Architectural Committee should have an approximate beginning date and completion date subject to permissible delays. All improvements and changes approved by the Architectural Chairperson must be commenced within 3 days following the date of approval and must be completed within 30 days of the approval date. Any work not completed within the timeframe will be deemed unapproved, requiring the homeowner to resubmit the application for approval before undertaking the project.*

Rule approved by Board of Directors 3/7/18

**Window Coverings**

*All properties must have permanent window coverings. Bed sheets, blankets, newspapers, aluminum foils or plywood/cardboard/poster-board will not be allowed as window or garage window coverings. Window tinting shall require the submission of the necessary documentation (Architectural Request Form) and approval by the Board of Directors or Architectural Director as to the quality of workmanship or materials. It shall be professionally installed and maintained so as not to become damaged, scratched, discolored or otherwise unsightly.*

Rule approved by Board of Directors May 5, 2021

***Tarps, Gazebos, EZ-UPS, Window Air Conditioners, etc.***

*No improvement of any kind shall be commenced, erected or maintained within the Property by an Owner without architectural approval. This includes colored plastic tarps/cloths for plant covering, shade cloths, Gazebos, EZ-UPS, window air conditioners or any other exterior addition or changes made to the property or lot without the submission of the necessary documentation (Architectural Request Form) and approval by the Board of Directors or Architectural Director as to the quality of workmanship or materials. EZ-UPS can only be set up in the backyard of a property for 72 hours in any one month.*

Rule approved by Board of Directors September 4, 2024

*Plants may be covered for frost or sun protection. Frost covers must be removed if visible during sunlight hours.*

*Air conditioners may be covered by commercially purchased covers only.*

Rule approved by Board of Directors May 5, 2021

**ARTICLE 8.6.1 Storage Sheds.** Acceptable storage units are defined as commercially manufactured, upright unit with shelves, doors and latches, or horizontal chest type storage unit with closing lid and latches. The maximum size shall not exceed fifty-two (52) cubic feet. Upright unit shall be placed against the house wall, with anchors provided to ensure stability. The exterior of the unit shall be painted to match the house wall the unit is attached to. The storage unit should be located in the backyard if possible, with attention given to reducing the visual impact to a neighbor. If the storage unit can only be located on the side of a house (and would be visible from the street), the storage unit should be located as far back from the front of the house as is practical. Complaints of unauthorized storage units shall be written, signed and submitted to the Board. Unsigned complaints will not be reviewed. The Board shall approve storage unit prior to installation in accordance with this Article VIII.

***RULE:***

*Acceptable storage units are defined as commercially manufactured (wood and tin units are prohibited) upright units with shelves, doors and latches, or horizontal chest type storage unit with closing lid and latches. The maximum size (measured on the outside of the unit) shall not exceed seventy-two (72) cubic feet (height measured at the apex of the unit). Color to the unit should be aesthetically compatible with the house color and limited to one per lot. Upright unit shall be placed against the house wall. The storage unit should be located in the backyard if possible, with attention given to reducing the visual impact to a neighbor. If the storage unit can only be located on the side of a house (and would be visible from the street), the storage unit should be located as far back from the front of the house as is practical. The unit footprint should be oriented such that the narrowest dimension is protruding away from the house wall. Complaints of unauthorized storage units shall be written, signed and submitted to the Board. Unsigned complaints will not be reviewed. The Board shall approve storage unit prior to installation in accordance with Article VIII.*

Rule approved by Board of Directors May 2, 2018

**ARTICLE 8.6.5 Walls, Fences and Gates.** Perimeter walls and fencing shall be of masonry or wrought iron or a combination thereof. No wood, chain link, PVC or wire fencing will be permitted. New gates, if used, shall be constructed of wrought iron. Wood gates are not permitted in new construction. Where wooden gates have existed prior to the recordation of this CC&Rs, they will be permitted to remain as long as they are maintained in good condition. When the wooden gate needs to be replaced, it shall be replaced with wrought iron.

***RULE:***

***PVC or Wooden Lattice***

*No perimeter walls, fencing, or gates shall be permitted using wooden lattice, PVC (polyvinyl chloride, polyvinyl, vinyl) lattice or any other plastic materials. When wooden lattice, PVC lattice, or any other plastic materials needs to be replaced, it shall be replaced according to the CC&Rs and by submitting the necessary documentation (Architectural Request Form) and written approval by the Board of Directors or Architectural Director as to the quality of workmanship and materials. No gate will be permitted if constructed or covered with wood, chain link, wooden lattice or PVC lattice or any other plastic materials.*

Rule approved by Board of Directors May 5, 2021

**ARTICLE 8.6.6 Exterior Colors.** Exterior colors of residences and any other structure must conform to the overall color schemes of the Community. Color chips or a proposed color change must be submitted to the Board. Colors shall be compatible with surrounding structures.

***RULE:***

*All exterior colors of residences and any other structure involving color changes require prior approval. Painting of an existing structure must be approved to comply with Architecture Committee approved colors or conformance to surrounding neighboring properties. This requirement applies to siding, front doors, shutters, trim, garage doors, gates and/or walls, awning, wrought Iron and other exterior painting. Repainting of your house even when using the same colors requires the submission of an Architectural Request Form and color chips or paint samples to the Architectural Committee. All requests for change in exterior colors will be reviewed on an individual basis with regard giving to adjacent homes. The Architectural Committee has color samples (chart of colors allowed) from which the residents are required to choose.*

Rule approved by Board of Directors September 5, 2018

# Seven Hills Property Owners Association Fine Schedule

## SEVEN HILLS PROPERTY OWNERS ASSOCIATION

**WHEREAS** there is a need to establish a consistent compliance fine schedule for the enforcement of the Covenants, Conditions and Restrictions (CC&Rs), and.

**WHEREAS** it is the intent of the Board of Directors to implement such procedure for the enforcement of the Covenants, Conditions and Restrictions.

**NOW, THEREFORE BE IT RESOLVED** that the following policy has been adopted by the Board of Directors and members will be given written notice within thirty (30) days from adoption of the resolution.

These rules supersede all other previous compliance fine policies, rules or regulations.

The following is a list of fines for noncompliance violations of your Association's CC&Rs, Rules and Regulations, and Architectural Control. The Board of Directors reserves the right to increase the fine amount for more serious or continuing violations in accordance with Section 10.3 of the CC&Rs following a “show-cause” hearing with proper notice having been given to the violator(s) and/or property owner(s).

Homeowners or tenants that request additional time for compliance due to unusual circumstances and are making a good faith effort to correct their violation may petition the board for relief. The board may grant additional time, such relief shall not be unreasonably withheld.

**The following is the rule for non-compliance fines to be followed when a HOMEOWNER or TENANT is found in violation of the CC&Rs Architectural Control Article 8.1 through Article 8.5 and pertinent Rules and Regulations; Architectural Control Article 8.6 through Article 8.11 and any and all other CC&R Articles, Amendments to CC&Rs and Board approved added Rules and Regulations. Infraction of CC&Rs and regulations.**

- Formal notice to remedy in ten (10) days.
- Board Hearing after ten (10) day notice given to violator(s) and/or property owner(s).
- A fine of **Five-Hundred Dollars (\$500)** may be imposed at the hearing if the violator(s) and/or property owner(s) is found in violation.
- If not corrected within the timeline agreed to at the hearing, the board may, with a majority vote, double the amount of the original fine following a second “show cause hearing” with the Board of Directors after a ten (10) day notice is given to the violator(s) and/or property owner(s). If the same violation continues, a third “show cause hearing” will be scheduled with the same ten (10) day notice given to the violator(s) and/or property owner(s). At this time the Board with a majority vote may double the second fine and include all attorney fees to date as well as attorney fees for filing a property, Lien.
- Recurring of same offense following a third hearing constitutes continued attorney involvement and additional fines, all attorney fees and additional Lien being placed on the property.

**The following is the rule for non-compliance fines to be followed when a HOMEOWNER or TENANT is found in violation of the CC&Rs, Article 7.4.2 and 7.4.4**

Infraction of CC&Rs and regulations:

- Formal notice to remedy in ten (10) days.
- Board Hearing after ten (10) day notice given to violator(s) and/or property owner(s).
- A fine of **Seven-Hundred and Fifty Dollars (\$750)** may be imposed at the hearing if the pet owner(s) is found in violation and a resident, guest or other pet is injured as a result of non-restraint of a pet in accordance with the above-mentioned articles.
- If the pet owner(s) is not compliant or is found not to have been compliant in the past or following the hearing by keeping their pet restrained, the board may, with a majority vote, double the amount of the original fine following a second “show cause hearing” with the Board of Directors after a ten (10) day notice is given to the violator(s) and/or property owner(s). If the same violation continues, a third “show cause hearing” will be scheduled with the same ten (10) day notice given to the violator(s) and/or property owner(s). At this time the Board with a majority vote may double the second fine and include all attorney fees to date as well as attorney fees for filing a property lien.
- Recurring of same offense following a third hearing constitutes continued attorney involvement and additional fines, all attorney fees and additional lien being placed on the property.

**Fines for CC&R Violation Failure to Appear**

A property owner failing to appear for a CC&R violation, called by the Board of Directors without notice, will result in an immediate fine of **Five-Hundred Dollars (\$500)** and loss of appeal for the violation in question. Violator(s) and/or property owner(s) may request a postponement of the hearing with a seventy-two (72) hour notice prior to the scheduled hearing.

Approval of postponement will be at the sole discretion of the Board of Directors. Hearings may not be postponed more than twice.

Fine Schedule approved by Board of Directors March 4, 2020