

**SEVEN HILLS HOMES ASSOCIATION
COMMUNITY
Do's and Don'ts**

ITEMS COMPLETELY PROHIBITED BY THE DECLARATION OF RESTRICTIONS

1. Above-ground swimming pools
2. Outside radio and TV antennas
3. Fences on lake lots other than patio fences.
4. Commercial automotive repairs or operation of any other business.
5. Non-commercial automotive repairs outside the confines of an enclosed garage.
6. Outside storage of any automobile, truck, motorcycle, motorbike, motor scooter, boat, airplane, house trailer, camping trailer, motor home, or vehicle of any other type or description excluding two (2) automobiles per driveway in reasonable operating condition.
7. Air conditioning apparatuses or unsightly projections located in front of a residence.
8. Noxious or offensive activities or anything being done which may be or may become an annoyance to the neighborhood.
9. Unpainted exposed foundations or walls in excess of 12 inches above final grade.
10. Open garage doors when cars are not entering or exiting.
11. Exterior clothes lines or poles.
12. Exterior Christmas lights or decorations except for a 60 day period beginning November 14 of each year.
13. Dogs running at large.

**ARCHITECTURAL CHANGES TO RESIDENCES AND PROPERTY
THAT REQUIRE PRIOR WRITTEN APPROVAL**

1. Exterior paint colors.
2. Changes in materials used for siding, roofing, masonry or windows.
3. Alterations to existing landscaping plan.
4. Attached structural additions, including rooms, porches, decks, garages, greenhouses, window projections, etc.
5. Outbuilding such as greenhouses, storage sheds, etc.
6. Fences (including patio fences on lake lots, walls, scrubs, and hedges)
7. Above ground fuel tanks.
8. Wild, semi-wild or domestic mammals, reptiles, or birds, or more than two dogs, cats, rabbits, birds, or combination thereof.
9. Sign, advertisement billboards, or advertising structures
10. Garage, porch or basement sales
11. Exterior basketball goals.

It is important that written plans be submitted to the Architectural Control Committee in advance of installation, thereby avoiding any loss of investment to residents should violation occur.

TRASH AND RECYCLING

1. All trash haulers must offer their residential customer unlimited recycling, with no separate charge, for items on the City Curbside Recycling list (available on-line or at City Hall).
2. Your yard waste needs to be placed in compostable kraft paper bags. These can be purchased at many of the local hardware and grocery stores. Branches can still be bundled as usual.
3. You must store trash containers inside or out of sight behind the front building line of your home. If you live on a corner lot, both sides of your house facing the street are considered front building lines.
4. Containers may be placed on the curb in front of the residence not more than 24 hours before the scheduled collection and must be removed within 12 hours following collection.

LAKE RULES AND REGULATIONS

1. No fishing is allowed off private property without the owner's consent.
2. No automobiles are allowed on the dam.
3. No boats or rafts are allowed on the lake after dark without lights.
4. No boats are allowed on the lake bearing motors of any type.
5. No cleaning of fish is allowed in or around the lake.
6. No docks, rafts or other structures may be built into or over the lake.
7. No unattended rafts or boats may be docked on the shoreline or on private property.
8. No trash may be disposed of in or near the lake.
9. Diving from the shoreline is prohibited.
10. Glass containers in or around the lake are prohibited.
11. Bikes and motorized (i.e. motorized bikes, scooters, 4 wheelers, etc.) riding toys are prohibited on the common's area next to the lake and shelter or on private property.
12. All lake users must be prepared to provide proof of residency in Seven Hills on request.
13. All lake users do so at their own risk. There is no lifeguard on duty; therefore, children should be properly supervised.

RESERVATION OF SHELTER HOUSE

Because use of Seven Hills Lake and common area by guests of residents poses a potential risk of liability to the Homes Association and you, its members, the Board of Directors, as empowered by Article IV: Section 4 of the Association bylaws, has established the following rules governing reservation of the shelter house for private parties:

1. Reservation of the shelter house and common area for private parties may never exclude use of the lake, shelter or common area by other Seven Hills residents and requires compliance with all rules governing the lake and common areas. Reservation of the shelter house for private parties over 50 guests requires prior board approval.
2. Reservation of the shelter house and common area for private parties may not extend beyond 11:00 pm.
3. Installation or use of portable restroom facilities on or near the common area requires that such facilities be removed within 24 hours of their delivery.

4. Reservation shelter house and common area for private parties requires that sponsoring residents complete and sign a legal disclaimer absolving the Association and its members of all liability should injury or death to persons or damage to property occur.
5. Reservation of the shelter house and common area for private parties requires that sponsoring residents accept in writing full financial responsibility for damages to homes association property while in their use, agreeing to compensate the association for the full amount of repairs for such damage if repairs are deemed necessary by the Board.
6. Failure to comply with the foregoing rules and regulations shall be construed as trespassing and will be acted upon accordingly.

Please be assured that these rules are not meant to discourage reservation of the shelter or routine use of the common area by residents and their guests, only its preservation and availability for all those who support and maintain it through their dues.