

Architectural Control Guidelines

Seven Oaks Association

Summer 2025, Rev 10

Each owner at his sole costs and expenses, shall maintain and repair his lot and the improvements situated thereon, keeping the same in good condition and repair.

Items requiring a Home Improvement Form:

1. Fences (even around patio):

- A) Can be wood, cedar, redwood, vinyl, or wrought iron fencing
- B) Only wood/vinyl picket or wrought iron fencing, with maximum height 4', within visibility of ponds.
- C) No chain link fencing or wire fencing
- D) The finished outside of the fence must face the outside of the lot.
- E) No fence should be over 6' in height.
- F) Fences are not to be within 15' of sidewalk or street. Fences are to be in the backyard and /or side yard only.

2. Decks (made of weather resistant materials):

- A) Deck skirts must be made of weather resistant materials.
- B) Decks must be in backyard areas.

3. Patios

- A) Constructed of concrete, stone, slate or brick.
- B) Consideration for grade changes, set-back from property lines, and railings.

4. Room Additions

- A) Shingled roof material to match existing roofing material.
- B) Siding to match existing siding material.
- C) Gabled roof encouraged.

5. In Ground Swimming Pools (no above-ground pools)

- A) Any constructed pool or portable, private pool used for swimming, wading, or bathing.
- B) Greater than 18" deep, or 24" side wall height.
- C) Top water surface exceeding 250 square feet.
- D) Any pool meant to have filtration equipment (excluding in-ground pools)
- E) Hot tubs must not be visible from the street.

6. Solar Panels - Definition: A Solar energy system is defined as any solar collector or other solar energy device or any structural design feature of a building whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating. The board adopts these guidelines to promote the use of solar energy for heating and cooling and to ensure uniform installation and design of solar energy systems.

- A) The homeowner is responsible to obtain all necessary permits from local government agencies.
- B) Installation must adhere to local building codes and city ordinance.
- C) Installation must be done by a licensed installer

- D) All plans must be approved by the Architectural Review Committee prior to installation. Applications submitted to the Architectural Review Committee should include the following.
 - 1. A diagram “drawn to scale” by the licensed contractor installing the system showing where the system will be installed
 - 2. Photos of the roof area where the array will be mounted
 - 3. Material to be used and or manufacturer’s description of the system, photos and or pictures of the system.
 - 4. Where possible, provide photos of similar existing systems.
- E) Panels must be mounted to the rear roof and should not be visible from any street angles. The Association realizes that for any house located on a corner lot, the rear roof may be visible from the street abutting the side of the owner's lot. Installation on the back roof side of these homes will not be considered a violation.
- F) Panels will not be permitted on the front of the home, nor will wall or ground mounted units be allowed.
- G) All components of the system should be:
 - 1. Integrated into the overall design of the home
 - 2. Harmonious to the color of the existing roof shingles
 - 3. Composed of a non-reflective metallic.
 - 4. Panels should be flush mounted (parallel to the roof).
- H) No legs or extensions of any kind may be used to raise, alter, adjust, or change the angle of the panels.
- I) The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
- J) Panels should be arranged in a symmetrical rectangle or square pattern and should have the perimeter squared with filler material to eliminate asymmetrical edges.
- K) Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
- L) The homeowner is responsible for maintaining all painted surfaces in good repair.
- M) The homeowner is responsible for any/all hazardous issues resulting from the installed solar panels.

7. Metal Roof Guidelines - Criteria for acceptable metal roofing options:

- A) The visible surface of the metal roofing should be dull and non-reflective.
- B) Metal roofing must mimic the appearance of conventional, dimensional asphalt shingles.
- C) Color selection must be a neutral earth tone. i.e. Shades of Tan, Brown, Grey, Black
- D) **Unacceptable metal roofing options:**
 - 1. No metal fastened panels, seamed panels or tiles will be allowed.
 - 2. No reflective surfaces will be allowed.
 - 3. No vibrant earth tones will be allowed. i.e. Shades of Blue, Red, Green, Yellow
- E) Installation must adhere to local building codes and city ordinance.
- F) Installation must be done by a licensed installer
- G) All plans must be approved by the Architectural Review Committee prior to installation. Applications submitted to the Architectural Review Committee should include the following:
 - 1. A completed home improvement form.
 - 2. List of material to be used and or manufacturer’s description of the system
 - 3. Where possible, provide photos of similar existing systems.

8. Trash Can Enclosures. Acceptable Trash Enclosures Include the following

- A) In the garage.
- B) On the back or side of your house out of sight
 - 1. Inside a fenced-in yard
 - 2. Behind a pre-approved screening enclosure
 - 3. In some cases, a natural foliage screen may suffice

- C) Trash enclosures should be designed and located to minimize their impact on adjacent neighbors.
- D) All plans must be approved by the Architectural Review Committee prior to installation. Applications submitted to the Architectural Review Committee should include the following.
- E) The enclosure must be located along either the rear or side of the house.
- F) The enclosure must be immediately adjacent to the house.
- G) Enclosures shall have a minimum set back of 4' from the front corner of the house or be adjacent to the side garage door. Under no circumstance will the enclosure extend beyond the front corner of the house.
- H) Corner lots will be approved on a case-by-case basis regarding the location only. They must adhere to the guidelines regarding size, materials, and finishing.
- I) Generally, no more than one enclosure will be permitted on any property.
- J) The size of an enclosure is generally limited to 4' in height and 4' x 6' in dimension and must screen the trash receptacles from the front and side with the trash receptacles not visible from the street.
- K) The enclosure should be sturdily constructed of wood, composite material, or siding that matches the house pattern.
- L) Depending on the style and type of material used, the enclosure should be finished to match the siding, stained, or left to weather naturally.
- M) The trash enclosure must be maintained so that it does not create a visual or environmental nuisance.

Items NOT requiring a Home Improvement Form:

1. Swing Sets and Playground Equipment. (No metal swing sets)

- A. Be constructed of wood, earth tone in color
- B. Maximum height of 12' 6"
- C. Maximum length of 20'
- D. No tree houses.

2. Concrete Driveways.

- A. Should be professional poured to match existing concrete
- B. Fort Wayne City Right of Way governs driveway and permits are required if a sidewalk is present.
- C. Minimum width of 16'
- D. Maximum width of 20' with two 4' flares at the street edge.

General Considerations:

1. Exterior Materials

Materials, color, and roofing (Asphalt Shingle or Metal Roofing) shall be consistent with the house on the property, and with general neighborhood designs. No Wooden Shingles or clay tile roofing are allowed. Metal Roofing Please See Section 7.

2. Sump Pumps

- A) Discharge lines must be buried or landscaped within 6 months of occupancy.
- B) Must drain to the rear of the property.

3. Exterior Holiday Decorations

- A) Must be removed from lawn, trees, bushes, driveway etc. within 6 weeks of the holiday in question.
- B) Exceptions will be made for hazardous weather conditions.