

**EXHIBIT A**  
**SEVEN ACRES ESTATES**  
**ARCHITECTURAL STANDARDS**

These Architectural Standards are hereby adopted by the Architectural Review Committee (“ARC”) of Seven Acres Estates this 21st day of January, 2022. All Lot Owners must comply with these Architectural Standards along with requirements in the Declarations of Covenants, Conditions and Restrictions for Seven Acres Estates (“CC&Rs”) to obtain ARC approval. Failure to comply with these Architectural Standards or the CC&Rs may result in denial of an ARC request for approval or fine, in accordance with the CC&Rs. No improvement, fencing, retaining walls, landscaping, painting or staining shall be commenced, erected, placed, or altered on any Lot until the construction plans and specifications showing the nature, shape, heights, materials, colors, and proposed location of the improvement have been submitted to and approved in writing by the ARC. These Architectural Standards are adopted pursuant to Section 6.2.4 of the CC&Rs, and capitalized terms not defined herein shall have the meaning given such terms in the CC&Rs. Exceptions to any requirements of the Architectural Standards may be granted in the sole discretion of the ARC.

**SECTION 1: HOMES**

- A) All Residences shall be of conventional double wall construction with siding materials consistent on all sides of the structures provided that brick or masonry facade may be limited to the front of the home if desired, unless prior written approval of different materials or construction is obtained from the Architectural Review Committee. The building exterior shall be of stone, brick, stucco, natural wood siding, cement board lap siding (provided the same is no more than eight inches wide with no more than seven inches of reveal), or vertical panel siding, unless otherwise approved in writing by the Architectural Review Committee, provided that (i) no plywood, T-111, masonite style hardboard, hardboard or other pressed wood material shall be permitted, except for board and batten siding which is permitted, and (ii) sides of homes that face a street or Tract C, shall have no less than three types of siding materials or architectural features. A brick, masonry or stone accent is required as a component of each Residence. All exposed portions of chimneys shall be of brick, masonry or stone construction, or have brick, masonry or stone cladding, provided that chimneys alone do not meet the requirement of masonry or stone accent. Modern farmhouse, mid-modern and modern styles of architecture may be permitted, at the sole discretion of the ARC, even if a home does not meet all of the requirements of the Architectural Standards.
  
- B) All single story dwelling structures shall contain a minimum of 1800 square feet of living space (excluding garages, patios and decks). Two story structures shall

- have a minimum ground floor of 1400 square feet of living space and a total of 2200 SF of living space. No more than two stories shall be permitted above ground, below ground basements are permitted. Exceptions to such footage requirements shall be permitted only with approval of the ARC, which approval shall be in the sole discretion of the ARC and may be granted due to lot area constraints or other reasons as the ARC allows in their sole discretion.
- C) The first floor finished floor elevation shall be located within 18” of the highest elevation of the curb abutting the Lot.
  - D) All first stories shall have a minimum of nine (9) foot ceilings on first floor.
  - E) Generally roof pitches shall be no less than 8/12 (i.e., an angle of 33.69 degrees) except that the ARC may allow flatter pitches if determined to be appropriate, in the sole discretion of the ARC, with the character of the Property. Roofing materials may be of tile, wood or composition roofing material, provided it meets a minimum standard of CertainTeed Presidential Shake shingles or approved equal material. All roofing materials shall have architectural relief, and roof lines shall include multiple breaks and/or elevations. Metal accent roofs may be used as an architectural feature, if approved by the ARC.
  - F) Residential lighting shall be of a sharp cut-off design so that light does not extend beyond the boundaries of the Lot; provided, however, accent lighting at the main entrance of the home and in common areas of the subdivision are permitted. Nothing in this section shall prevent clear decorative string lights to be placed in the back yard of any Lot or landscape uplighting on any portion of a Lot. All exterior lighting must be approved by the ARC.
  - G) Exterior colors for any structure built on any Lot shall be solid or semi-transparent earth tone colors with compatible accent and trim colors. White, greens and blues will be permitted. No bright pastels or yellows will be permitted. The ARC shall have final determination of acceptable colors.

## SECTION 2: LOT SPECIFIC PROVISIONS

- A) The following Lots shall have garages and front doors facing directions as follows:
  - (i) Lot 3 shall have a front door facing west and garage facing north;
  - (ii) Lot 13 shall have two (2) front doors, ones with access to each adjoining street, either by walkways from each door to the adjoining public sidewalks or by a wraparound porch with walkways from each door to the adjoining public sidewalks. This accomplishes each side of the Lot a front door appearance from the street.

- (iii) Lot 14 shall have a garage facing West, along with two (2) front doors, ones with access to each adjoining street, either by walkways from each door to the adjoining public sidewalks or by a wraparound porch with walkways from each door to the adjoining public sidewalks. This accomplishes each side of the Lot a front door appearance from the street.

These requirements may be waived at the sole discretion of the ARC.

### SECTION 3: FENCES

- A) Fence stain must be transparent or semi-transparent. Red stains are prohibited. All stain colors and fence styles are subject to ARC approval.