

Highlights from the CFE7 Guidelines

This following table summarizes several important areas in the CFE7 Guidelines that residents should be familiar with. The page, paragraph, and a short summary of select topics are provided as a quick reference and the full text of the Guidelines can be found on the CFE7 website (CFE7.org) under the Guidelines tab.

Select Areas of Interest

Page	Paragraph	Summary
2	3.1	Consult Project Review Committee (PRC) prior to any exterior project (building, installing, removing, painting, recoating) on the house, walls, roof, lighting, mailbox, or driveway. (projreview@cfe7.org)
12	4.1	Lots may <i>only</i> be used for a single-family dwelling
12	4.2	Rental of guest houses is prohibited; short-term rentals are prohibited
12	4.3	Use of a home for a business is generally prohibited and requires Board approval in exceptional cases.
13	4.4	No vehicle, trailer, camper, tent, shack, or any structure of a temporary character shall be used as a residence on any lot.
13	4.5	Out buildings or similar structures are prohibited.
13	5	All changes in plant material require consultation with the Landscape Committee and PRC approval. (landscape@cfe7.org)
15	5.3	Clotheslines, material, and equipment cannot be visible from outside the lot. Includes HVAC, wood piles, or any other stored material.
15	5.3.1	No dumping or storage of rubbish; debris boxes and temporary storage containers require PRC approval.
15	5.3.2	Recycling and trash containers shall remain concealed at <i>all</i> times from view of other Lots or roads and never placed on the street.
16	5.3.3	Only operative passenger vehicles may be parked unrestricted. All other vehicles are subject to strict limitations.
16	6.1	Exterior antennas not expressly permitted by law require PRC approval.
16	6.3	All driveways and roads must be two-shot “chip seal”, blacktop, brick paver, or concrete. PRC approval is required prior to any work.
17	6.4	Exterior lights should be minimal and must be fully shielded (point downward and not outward or towards the sky).
18-19	6.9	Mailboxes and support structures must be in strict compliance with the CFE7 approved style, size, shape, and architectural standards.
19	6.10	Play equipment and patio umbrellas are restricted to the enclosed rear yard only.
19	6.12	Roof coating must be tan in color. Contact the PRC prior to any exterior painting or re-painting.
20-21	6.14	Signs are restricted to only those outlined in paragraph 6.14
23	6.16	No storage tanks may be erected, placed, or buried on any lot.
23	6.17	Fabricated landscape features and landscape art require PRC approval.

When in doubt: Contact covenants@cfe7.org