

DESIGN STANDARDS FOR RIVER PLANTATION

PURPOSE

These design standards have been established by the Architectural Control Committee (ACC) in order to create and maintain a community of high esteem and visual harmony. Design standards govern the architectural control requests made by residents and are not arbitrary. In the event of a conflict between the Declaration of Covenants for your community and the Design Standards, the covenants shall prevail.

ARCHITECTURAL CONTROL REQUEST PROCEDURE

Any addition, alteration or change of any kind to the exterior of your home or lot requires written approval, in advance. Requests for all projects must be made, in writing, to the Architectural Control Committee (ACC), C/O

Access Management Group
1100 Northmeadow Pkwy. Suite 114
Roswell GA 30076
Fax: 770-777-6916

All ACC requests must include the following:

A site plan of your property (received at closing) showing the location of your addition or alteration, a description of your project, to include, its dimensions, colors and materials used.

The Architectural Control Committee will respond to your request within thirty (30) days from the date of receipt by the committee. Below are the Design Standards, which have been adopted by your community.

FENCING

Fences must originate from within the rear third of the house. Exceptions to this guideline may be granted in the sole discretion of the ACC. Every effort must be made on fence installation to follow the finished grade along the fence line. The following fence types are acceptable: Split rail with or without welded wire, solid cedar, shadow box or picket. Maximum fence height is six (6) feet. Dog pens and runs are prohibited.

LANDSCAPING

Any addition or alteration to a lot which makes a noticeable change from the street or which might cause erosion requires approval in advance, i.e. Retaining walls, landscape timbers, railroad ties. Landscaping should relate to the existing terrain and natural features of the lot. Borders may not exceed four (4) inches above the ground and the material used must be of earth tones.

STATUARY

No artificial vegetation shall be permitted on the exterior of any property. Exterior sculptures, fountains, flags, etc., must be approved in advance.

GARDENS AND PLAY EQUIPMENT

Vegetable gardens, hammocks or play equipment must be located between the rear of the dwelling and the rear lot line. Where play equipment is installed on a corner lot and is visible from the street, it must be constructed of natural unpainted wood. Basketball goals must be mounted on a standard black post with a white or clear glass backboard. Location of basketball goals must be approved in advance.

ANTENNAS

Free standing antennas (including satellite disks) must be approved, in advance, and are dependant upon size and location.

CLOTHESLINES/GARBAGE CANS/WOODPILES

Garbage cans, woodpiles, and other similar items shall be located or screened so as to be concealed from view of neighboring lots, streets and adjacent property. Clotheslines are not permitted.

MAILBOXES

All mailbox structures will be standardized and must be repainted and/or replaced with the same color and style as the original installation.

EXTERIOR LIGHTING

Colored lights shall not be used except those decorative holiday lights and ornamentation used during the holiday season from Thanksgiving through New Years Day. Landscape lighting must be approved in advance.

EXTERIOR COLORS

As the exterior of homes need repairing, any change from the original color scheme must be approved in advance. The request submittal should include color chips for the ARC review. Repainting in the same color does not require ARC approval.

SHEDS

All plans must be submitted for approval and follow these guidelines:

No larger than 8' X 10'

No higher than 8'

Color must be the same (or close match) as the house

Roof shingles must match the house

Metal Sheds are not allowed

Submittal must show placement of the shed on the lot and, whenever possible, the shed must be placed behind the house.