

RIVERWATCH ARCHITECTURAL GUIDELINES

The Architectural Review Committee may, in its sole discretion, approve plans purely on aesthetic grounds to maintain the desired character of the community or individual neighborhoods. Such approval shall be limited only to the specific restrictions of zoning and the recorded Covenants and Restrictions for River Watch Subdivision. The guidelines, as listed herein, are the general guidelines for the design, construction and landscaping of all homes in River Watch. Final approval of all plans must be made by the Architectural Review Committee prior to commencement of construction. Prospective homeowners and speculative builders are asked to incorporate the elements listed here in their plans before submitting them to the Architectural Review Committee for approval.

1. All waterfront homes must have a minimum of 3,000 square feet finished heated area excluding garages, porches and basements and interior homes must have a minimum of 2,500 square feet.

Exterior Elevations

1. Exterior elevations will be reviewed for architectural design, materials and aesthetic appearance in terms of the overall dwelling and its relationship to other homes within the community or individual neighborhoods.
2. Plans submitted for approval must be architectural plans that include front, rear and side elevations and architecturally complete details such as trim, windows, doors, openings, vertical and horizontal lines and roof pitches. Plans and elevations shall be in 1/8" scale and plot plans shall be at 1" equals 30' scale.
3. Exterior materials must be comprised of brick, stone, stucco, composition siding (Hardiplank), premium vinyl siding (as approved on a case by case basis), wood or combinations thereof. The following materials are not approved for construction: metal siding, concrete block, fiberglass or asphalt siding. Vinyl and aluminum may be used for trim and or accent materials. Other materials shall be considered on a case by case basis.
4. Visible portions on all sides of foundations shall be stone, brick or polymer reinforced exterior finished systems such as dryvit, finestone or similar materials as approved.
5. Any free standing structure, including, but not limited to storage sheds, workshops, garages, dog houses, playhouses, gazebos, guest houses, etc. must be designed and located as an integral part of the house and landscape design. Structures should be incorporated into the overall design of the house and should be of the same style, finish materials and color theme as the house. Landscaping, walkways, fencing, etc. shall be approved on a case by case basis but should not

consume the entire rear yard so as to define lot lines. Fencing shall not be allowed forward of the front plane of the main body of the house.

6. All steps with street exposure must be brick, stone or wood with closed risers.
7. All exterior chimney materials must be brick or stone and contain two breaks for washes if visible from the street. Exposed prefabricated wood chimneys will not be allowed. Direct vent gas chimneys will be allowed, but must vent from the rear or side of the house and must be on brick or stone foundations.
8. Deck supports visible from the street must be 12" x 12" brick piers or larger and All other deck supports must be minimum 6"x6" or larger. Open areas under decks and porches must be concealed with pre-finished lattice or other approved screening.
9. All foundation vents with street exposure must be wood or pre-finished louvered.
10. No "burglar bars", steel or wrought iron bars or similar fixtures, whether designed for decoration, security or other purposes, shall be installed on any windows or doors.
11. Exterior architectural details shall be consistent with the overall design theme of the house. Consideration should be given to details as windows and door trim, eaves and fascia, gable ends, vents and porch columns, railings and steps. Eaves and gable ends must have a minimum of 12" overhangs.
12. Awnings, canopies and shutters shall not be permitted without prior approval of materials, colors and designs by the Architectural Review Committee.

House Siting

1. In general, all houses shall face the street. Houses in cul de sacs shall generally face towards the center of the cul de sac. Where site conditions make this unnecessarily difficult (in the opinion of the Architectural Review Committee) the Committee may approve alternative site orientation.
2. Houses shall not face the side or rear of neighboring houses. Where designs dictate conditions that would create direct views onto the living areas of adjoining property, the Committee reserves the right to require screening of this view or revisions to the design or siting.
3. House siting must be approved by the Architectural Committee.

ROOFS

1. The minimum roof pitch for any traditional style house shall be 10/12 on all front elevations. On transitional gable fronts or contemporary style houses 8/12 maybe allowed at the discretion of the Committee.
2. All vent and plumbing stacks shall be painted or pre-finished to match the roof Colors and shall be on the rear slopes of the house so as not to be visible from a perspective 10' in front of the house.
3. Approved roofing materials include, slate, tile and a minimum 30 year architectural dimensional composite shingles specifically approved by the Committee.
4. Skylights are discouraged on front elevations of houses and may be denied Based on size, location, quality or aesthetic reasons.
5. All exposed flashing to be copper or colored materials to match the color of the roofing and to be specifically approved by the Committee.

GARAGES, DRIVEWAYS AND WALKWAYS

1. All garages must be side or rear entry.
2. Once the lot has been cleared, stone needs to be put down immediately to stabilize the driveway and reduce mud on streets etc.
3. Driveways are required to be installed and must be paved with exposed aggregate concrete, smooth concrete, brick or asphalt or an approved stone.
4. Driveways shall, as much as possible, be away from side property lines to provide room for landscape screening if it should be required.
5. Driveways shall provide sufficient space for backing and turning around.
6. Driveway siting must be approved by the Architectural Review Committee.
7. Driveways are to be installed in such a manner so as not to give a view straight down the driveway to the dwelling.
8. Driveway culverts are to be installed so as to meet the VDOT requirements as to size and location and are to be 20' wide plus have a 2' flared section on each

end for a total length of 24'.

9. Driveway culverts are to be concrete.
10. No structure embellishments will be allowed on the VDOT right-of-way without commitment of or the issuance of a VDOT Land Use Permit. Within the 10' clear zone (measured from the edge of the roadway's pavement out 10'), no structure embellishment will be permitted that is closer than 2' from the edge of the pavement of the public street or higher than 6" above the surface of the driveway.
11. Walkways must be exposed aggregate concrete, smooth concrete, brick, stone, slate set in concrete or other materials approved by the Architectural Review Committee.

EXTERIOR COLORS

1. All exterior colors must be approved by the Architectural Review Committee prior to being painted or installed. Color coordination of houses within the neighborhood will be taken into consideration in order to ensure the protection of the investment of all homeowners. The Committee has the authority to require the repainting of a house at applicant's expense if approval was not obtained in advance or if final; colors vary from those originally specified.
2. Exterior colors shall not be permitted, if, in the opinion of the Committee, they are considered inharmonious, discordant, incongruous or aesthetically displeasing.
3. All exterior wood siding on houses must be stained or painted. Natural wood siding or semi-transparent stains will not be allowed.

LANDSCAPING and IRRIGATION

1. A landscaping plan must be submitted to the Architectural Review Committee for approval before any landscaping work begins.
2. Landscaping plans be professionally drawn and include a schedule of plant materials to be used.
3. All houses must incorporate a minimum landscape allowance for plantings of at least \$2,500.
 - a. Treeless home sites may require extensive landscape, plantings to be approved by the Architectural Review Committee.

4. No artificial vegetation shall be permitted on the exterior of any house or lot. No exterior sculptures, foundations, birdhouses, birdbaths or other decorative embellishments or similar items shall be permitted unless approved by the Architectural Review Committee.
5. No trees larger than 6" in diameter at a height of 48" above the ground shall be removed, except for diseased or dead trees, unless approved by the Architectural Review Committee.
6. Maintenance of lots and landscaping by builders shall conform to the following requirements.
 - a. Builders shall maintain all vacant lots owned or under contract, including protection of existing trees and leaves, removal of debris and trash, prevention of soil erosion and mowing grass. The grass between the lot line and the VDOT right of way will be maintained by the lot owner following closing.
 - b. Builders of for sale housing shall mow lawns, edge beds, prune, control weeds, pests and diseases, remove dead trees/plants/trash, water, replace mulch and, in general, sustain the landscape in a neat, orderly, healthy condition until transfer of property to owner. All diseased trees shall be removed prior to closing.
7. Where lots back up to roads, sufficient vegetative screening shall be preserved, or, if none exist, the Architectural Review Committee may require the addition of screening shrubbery or trees as part of the required landscape package to buffer the view from the lot.
8. Landscaping, walkways, fencing, etc. should not consume the entire rear yard so as to define property lines.

EXTERIOR

1. All proposed exterior lighting shall be detailed on landscaping plans.
2. No exterior antennas, aerials, or other apparatus shall be installed unless completely contained within the dwelling or site so as not to be visible from the street.
3. No clothesline shall be allowed on the exterior of the house unless screened from view.

4. All garbage containers, HVAC equipment and pool pump equipment shall be screened or walled from front or side streets and adjoining property.
5. No builder, owner, or occupant shall dump grass clipping, leaves or other debris, petroleum-based products, fertilizers or other potentially hazardous or toxic material on any lot or drainage ditch in the River Watch Community.
6. No solar collector panels or attendant hardware or other conservation equipment shall be constructed or installed on any house unless it is an integral and harmonious part of the architectural design of a structure as determined in the sole discretion of the Architectural Review Committee.
7. The ditch lines (even though in the right of way) will be considered part of your lot and maintenance of grass, landscaping, etc. will be the owner's responsibility.
8. Builder and /or owner will be responsible for all Homeowner Association dues commencing on the date of transfer of title to said party (non-payment of such dues could result in a property lien).
9. No builder, owner, or occupant shall place any sign on a site without first having received written approval from the Architectural Review Committee. Builders and/or Realtors may place only one sign per property, sub-contractors and lending institutions may not place any signs on the properties.