

RIVERWATCH ARCHITECTURAL GUIDELINES

Revision 2 (March 1, 2025)

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 Riverwatch Subdivision. The guidelines, as listed herein, are the general guidelines for the design, construction and landscaping of all homes in Riverwatch. 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.

Rev 1

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 finished heated area excluding garages, porches and basements.

Rev 1

2. Each home must include an attached or detached garage designed as an integral part of the home and landscape design to include a minimum of 20'x20' or 400 square feet surface area.

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 (Hardie Plank), 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.

Rev 2

- a. Exposed (visible) foundation brick or stone showing must be a minimum of 24" above finished grade.
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.

Rev 2

- a. Foundation Vents visible from the roadway must be 32"W x 16"T Wood or PVC Architectural Foundation Vents.



Example Foundation Vents

Note: Foundation Vents are not required for Conditioned Crawlspace or Elevated (Raised) Slabs but must comply if installed.

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 are consistent with the overall design theme of the house. Consideration should be given to details such 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 SITTING

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 on any traditional style house shall be 10/12 on all front elevations. On transitional gable fronts or contemporary style houses 8/12 may be 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 as approved.
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.

Rev 2

- a. Our ARB Guidelines require a concrete culvert pipe with flared ends. One supplier is Core & Main or CP&P and the part numbers, once approved from VDOT, are (2) 15 RCP CLIV PIPE PE (G) 8' Each, (1) 15 RCP FLARED END SECTION BELL FIBER, (1) 15 RCP FLARED END SECTION SPIGOT FIBER, (2) 15 RP Gasket Sets & (1) Joint Lube 8lb. This information is for your reference only and you are responsible for ordering the correct culvert pipes to meet the ARB Guideline requirements. You can purchase the culvert pipe sections from anywhere you prefer as long as they meet the VDOT specifications and our ARB Guideline requirements.

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 \$5,000.00. Rev 2
 - 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, HV AC equipment and pool pump equipment shall be screened or walled from front or side streets and adjoining property.
 - a. When visible from the roadway or adjacent neighbors, screening is required for HVAC equipment, trash can(s), recycle bin(s), Generator(s), etc. This screening needs to be approved by the ARB and may be accomplished with PVC/Vinyl privacy fencing, PVC/Vinyl Lattice panels and/or Landscaping. Rev 2
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. Rev 2
10. Required Mailbox is BBPB-V Traditional Décorative Cast Aluminum Curbside Mailbox with Paper Box – Verde with 2 Inch Brass Mailbox Number (house #'s X 2 so they are on each side of your mailbox).
 - a. Link - <https://betterboxmailboxes.com/mailbox/better-box-mailbox-with-paper-box-verde-beautiful-classic-decorative-cast-aluminum-victorian-style-wrought-iron-reproduction->



Example Mailbox

POOLS (Reference Declaration Article V, Section 14) Rev 1

1. No in-ground swimming pool shall be erected or maintained on any Lot unless approved by the Review Party and enclosed by a fence. On a case-by-case basis, a pool safety barrier may be used in lieu of a fence provided the following conditions and approvals are met:
 - a. The Owner provides construction plans with the location and specifications for the pool, pool barrier and associated pool house and/or associated structures. This information should accompany the home and landscaping plans when submitted for approval.
 - b. The Owner's submitted plans must include written agreement to the elimination of the fencing requirement from all adjoining land owners and occupants.
 - c. The Owner must provide a written, signed affidavit that the pool will be kept covered with the pool safety barrier in place when the pool is not actively used and monitored.
 - d. The ARB reviews and approves the application.

SOLAR COLLECTORS Rev 1

1. Solar collectors represent a large visual impact on a structure due to their size. Therefore, it is important to properly integrate the collector into the design of the home so as to conceal it and make it aesthetically integrated. Collectors must be located to give minimum visibility to the neighborhood.

2. Large collectors on a sloping roof must appear to be flush with the roof in line with the roof pitch in a consistent pattern; not laying on top or raised off the roof at a different angle than the roof pitch. Smaller collectors may be laid on top of a sloping roof and finished to appear like a skylight.
3. Collectors must be constructed of glass with wood or metal trim. All trim must be painted to match the background color of the roof or house trim to conceal it blending with the roof color. Plexiglass is not acceptable as it sags and yields an unsatisfactory appearance. All piping and/or conduit must be concealed.
4. Freestanding collectors are not allowed.
5. APPLICATION REQUIREMENTS FOR SOLAR COLLECTORS.

The following must be submitted with the completed application:

- A. Site photograph(s) or drawing(s) of the home including elevations, showing the location(s) and appearance of the proposed solar collector(s).
- B. Details which describe the dimensions of the solar collector(s), the material used to construct the collector(s) and how the edges of the collector meet the roof.
- C. Estimated start and completion dates for the solar collector installation.

Riverwatch Architectural Review Board (ARB) Application

New Construction and/or Exterior Remodel or Addition Application (circle which one applies to your application)

Application Details

- Date of Application: _____
- Date Received (ARB Use Only): _____

Owner Information

- Owner(s) Name: _____
- Property Address or Section/Lot: _____
- Telephone(s): _____
- Email Address(es): _____

Project Description

Provide a detailed description of the proposed new construction, remodel or addition:

Required Documentation (Attached)

- Plans and Specifications** (Hardcopy & Electronic) – Include type of materials to be used.
- Survey/Site Development Plan** (Hardcopy & Electronic) – Show location of change on lot with dimensions.
- Landscape Plan** (Hardcopy & Electronic) – Include details of plants/trees to be removed or added.
- Photographs and/or Drawings** (Hardcopy & Electronic) – Provide visual references of the existing and proposed changes.
- Illustrations/Samples** (Hardcopy & Electronic) – Any new/replacement exterior materials or colors.
- Gloucester County Permits** – Land Disturbance, Building, and Zoning Permits (if applicable).
- Miss Utility Request** – Verification of marked utility lines (if applicable).
- Riverwatch Architectural Guideline Checklist** (Hardcopy & Electronic).
- Other Supporting Documents** (Specify): _____

Exterior Material Selections

- Brick Selection & Mortar Color: _____
- Stone Selection & Mortar Color: _____

- Roof Manufacturer, Material & Color: _____
- Siding Manufacturer, Material, Profile & Color: _____
- Shingles Manufacturer, Material, Profile & Color: _____
- Railings Manufacturer, Material, Profile & Color: _____
- Columns Manufacturer, Material, Profile & Color: _____
- Exterior Trim Manufacturer, Material & Color: _____
- Shutter Manufacturer, Material, Profile & Color: _____
- Exterior Door Manufacturer, Material, Profile & Color: _____
- Window Manufacturer, Material & Color: _____
- Walkway(s) Type & Color: _____
- Driveway Type & Color: _____
- Fence Manufacturer, Material & Color: _____

Applicant Acknowledgment & Agreement

I/We understand that I/we must wait for written approval before beginning any new construction and/or existing alteration(s), change(s), or addition(s). I/We acknowledge that approval of this application does not relieve us of our obligation to comply with the applicable Environmental, Building, and Zoning Ordinances of Gloucester County.

Owner Name(s) (Print): _____

Owner Signature(s): _____ **Date:** _____

Architectural Review Board (ARB) Decision

The request as described above has been:

- Approved as submitted
- Approved with Limited Conditions (See Notes Below)
- Not Approved

Conditions or Reasons for Disapproval:

ARB Representative Name (Print): _____

ARB Signature: _____ **Date:** _____

Riverwatch Architectural Review Checklist

APPLICATION CHECKLIST REQUIREMENTS

- Plans and Exterior Specifications** (Hardcopy & Electronic) – Include type of materials to be used.
- Survey/Site Development Plan** (Hardcopy & Electronic) – Show location of change on lot with dimensions.
- Landscape Plan** (Hardcopy & Electronic) – Include details of plants/trees to be removed or added.
- Photographs and/or Drawings** (Hardcopy & Electronic) – Provide visual references of the existing and proposed changes.
- Illustrations/Samples** (Hardcopy & Electronic) – Any new/replacement exterior materials or colors.
- Gloucester County Permits** – Land Disturbance, Building, and Zoning Permits (if applicable).
- Miss Utility Request** – Verification of marked utility lines (if applicable).
- Riverwatch Architectural Guideline Checklist** (Hardcopy & Electronic).
- Other Supporting Documents** (Specify): _____

Home Meets/Exceeds Minimum Square Footage

- Non-Waterfront Property** – Minimum **2,500 sq. ft.** with attached or detached garage (minimum 20' x 20' or 400 sq. ft.) required
 - Meets requirement** (Proceed with ARB application)
 - Does not meet requirement** (Application **not approved**)
- Waterfront Property** – Minimum **3,000 sq. ft.** with attached or detached garage required (minimum 20' x 20' or 400 sq. ft.) required
 - Meets requirement** (Proceed with ARB application)
 - Does not meet requirement** (Application **not approved**)

Home Plans

- Plans are **architectural plans** (not conceptual sketches)
- Plans include **front, rear and side elevations**
- Plans are **architecturally complete** and correct
- Architectural Plans are drawn to **1/8" or 1/4" scale**
- Site Development Plan** is included
 - Site Development Plan is drawn to **1" = 30' scale**

Exterior Materials/Finishes

Approved Exterior Materials

- Brick
- Stone

- Stucco
- Composition Siding (**HardiPlank**)
- Premium Vinyl Siding (approved on a case by case basis)
- Wood

Exterior Trim & Finishes

- Painted Wood Cornice
- Wrapped Aluminum Trim Coil / Vinyl Cornice

Visible Sides of Foundations

Approved Foundation Materials

- Brick
- Stone
- Dryvit
- Finestone
- Other** _____

Foundation Vent Requirements

- All foundation vents with **street exposure** are **wood or pre-finished louvered**
 - Yes** (Compliant)
 - No** (Note ARB request on application)

Steps With Street Exposure

Approved Step Materials

- Brick
- Stone
- Wood with **closed risers**

Exterior Chimney Materials

Approved Chimney Materials

- Brick** with **two breaks for washes**
- Stone** with **two breaks for washes**

Direct Vent Gas Chimney Requirements

- Vent is located at the **rear or side** of the house
- Includes a **brick or stone foundation**

Prohibited Chimney Types

- **No prefabricated wood chimneys**

Decks

Deck Supports

- Visible from the street – 12"x12" brick piers or larger
- Not visible from the street – 6"x6" supports or larger

Under-Deck Concealment

- Open areas under decks & porches are concealed with:
 - Pre-finished lattice
 - Other ARB-approved screening _____

Plan Requirements

- Deck is shown on plans or includes a special detail to scale
- Plans include specific materials and details

Home Orientation On Lot

Home Orientation Requirements

- Home faces the street
- Home is in a cul-de-sac and faces toward the center of the cul-de-sac
- Home is on a corner lot and faces the front setback, not the side setback

Roofs

Roof Pitch Requirements

- Traditional style homes – Minimum 10/12 pitch on all front elevations
- Transitional gable front or contemporary style homes – Minimum 8/12 pitch (*ARB discretion*)

Roof Penetrations & Visibility

- Vents and plumbing stacks are painted or prefinished to match roof color
- Vents and plumbing stacks are on rear slopes of home and not visible from a perspective 10' in front of home

Approved Roofing Materials

- Slate
- Tile
- Minimum 30-year architectural dimensional composite shingles
- Other ARB approved _____

Additional Requirements

- Skylights are not on front elevations (*discouraged*)

- Exposed flashing is copper or color matched materials to match roof color

Garages, Driveways, and Walkways

Garage Requirements

- Side or rear entry garage

Driveway & Lot Preparation

- Cleared lot must have a construction entrance installed immediately to stabilize driveway & reduce mud on streets (Reference: VDOT Std. & Spec. 3.02 "Temporary Stone Construction Entrance")
- Driveway is paved with
 - Exposed aggregate (Color: _____)
 - Smooth concrete (Color: _____)
 - Asphalt
 - Approved stone (Requires written request with ARB approval)

Driveway Placement & Approval

- Driveway is away from side property lines to allow space for landscape screening (*if required*)
- Driveway siting is approved by ARB
- Driveway is installed to avoid a direct line of sight down the driveway to the dwelling

Driveway Culvert Requirements

- Installed to meet VDOT size & location requirements
- Culvert is 20' wide with 2' flared sections on each end (Total length: 24')
- Culvert is concrete

Structure Embellishments & VDOT Compliance

- Any structure embellishments in VDOT right-of-way (*Requires VDOT Land Use Permit*)
- Any structure embellishments within a 10' clear zone (*Measured from roadway edge out 10'*)
- Any structure embellishments closer than 2' from edge of pavement (*If yes, ARB application is not approved*)
- Any structure embellishments higher than 6" above driveway surface (*If yes, ARB application is not approved*)

Exterior Colors

Color Approval Process

- All exterior colors are listed with application
- All exterior colors are approved by ARB before painting or installation
- No exterior wood siding

Landscaping and Irrigation

Landscape Plan Requirements

- Landscape plan is included** *(If no, ARB application is not approved)*
- Professionally drawn** landscape plan with **schedule of plant materials**
- Landscape plan incorporates a **minimum allowance of \$5,000** for plantings & mulching

Lot & Vegetation Requirements

- Treeless home site** *(If yes, requires extensive landscaping approval by ARB)*
- Artificial vegetation on exterior** *(If yes, ARB application is not approved)*
- Exterior sculptures, fountains, birdhouses, birdbaths, or other decorative embellishments** *(If yes, must be ARB approved)*

Tree Removal & Screening

- Removing trees **larger than 6" in diameter at 48" above ground** *(If yes, requires written request with ARB approval)*
- Lot **backs up to road(s)** *(If yes, ARB may require additional screening shrubbery or trees)*

Landscaping Restrictions

- Landscaping, walkways, fencing, etc., **does not consume entire yard to define property lines** *(If yes, ARB application is not approved)*

Other Exterior Items

Prohibited & Restricted Items

- Home **does not** have burglar bars, steel or wrought iron bars on any windows or doors *(If yes, remove from plans prior to ARB submittal as they are not permissible)*

Items Requiring ARB Approval

- Awnings, canopies, and shutters** *(If yes, list materials, color, and designs on application for ARB approval)*
- Exterior lighting** *(If yes, must be detailed on Landscape Plan)*
- Solar collector panels or other conservation equipment** *(If yes, requires written request with ARB approval)*
- Signs** *(Only 1 per property; must be ARB approved)*

Items That Must Be Concealed

- Exterior antennas, aerials, or similar apparatus** *(If yes, must be contained within dwelling or site so they are not visible from the street)*
- Clothesline on exterior of house** *(If yes, must be screened from view)*
- Garbage containers, HVAC equipment, pool pump equipment and/or standby generators** *(If yes, must be screened or walled from front/side streets and adjoining property)*

Free-Standing Structures

Approved Free-Standing Structures (*Check all that apply; must coincide with the home*)

- Storage Shed** (*If yes, must coincide with the home*)
- Workshop** (*If yes, must coincide with the home*)
- Garage** (*If yes, must coincide with the home*)
- Dog House** (*If yes, must coincide with the home*)
- Playhouse** (*If yes, must coincide with the home*)
- Gazebo** (*If yes, must coincide with the home*)
- Guest House** (*If yes, must coincide with the home*)

Fencing

Fencing Placement & Restrictions

- Fencing is located behind the front plane** of the main body of the home
- Fencing does not consume the entire rear yard** to define lot lines

This checklist ensures compliance with the **Riverwatch Architectural Guidelines** and streamlines the approval process. Please review and complete all applicable sections before submitting for **Architectural Review Board (ARB)** approval.

- I have reviewed the Riverwatch Architectural Guidelines Rev 2 and I believe these plans are in full compliance.**

Applicant Signature: _____ **Date:** _____

Drop Off (call first) or Mail your completed ARB Applications to:

**CPVA Management, Inc.
Attention: Riverwatch ARB
812 Moorefield Park Drive, Suite
102
North Chesterfield, VA 23236**

(804) 378-5000