



RIVER'S END DESIGN GUIDELINES AND BUILDING STANDARDS

Great neighborhoods don't happen by chance. They happen through careful planning - bringing design, materials, and color together to reflect the nature of the environment and develop that certain look and feel that give a place its unique character. In that spirit, the design guidelines for construction in River's End have been created to establish an architectural framework that allows for variety, yet provides a measure of visual character and consistency. The intention is to create a harmonious architecture and landscape environment that is compatible with, and complimentary to, the existing landscape.

The standards presented here are general in nature. Specific building proposals will be judged according to all factors related to the suitability of the building to a specific site. Those factors include, but are not limited to, location, topography, site features and vegetation, adjoining homes, views, and other requirements stated in the River's End Protective Covenants. It is intended that all homesite plans will quietly enhance the views from nearby rights-of-way, common areas, roads, and neighbor's homes.

River's End is a unique and beautiful place, and every effort will be made to preserve and enhance the rugged natural character intrinsic to the site. Well built, carefully crafted homes that blend beautifully with their natural surroundings should be the goal in every build on this extraordinary property.

With these principals in mind, the following guidelines have been prepared. Please also refer to the Amended and Restated Covenants for River's End, as these Design Guidelines are not intended to be comprehensive.

1. **Size**

The River's End Architectural Review Board (the ARB) recognizes that the beauty and value of a property are the product of quality materials and attention to detail, not necessarily of mass. Therefore, the board has set modest and reasonable square footage requirements, but will not be bound solely by such square footage requirements. Rather, the primary criteria governing the nature of any improvement to be constructed in the subdivision shall be those of good taste, high quality, both as to workmanship and materials, and the harmony and suitability of the proposed improvements to their environment and surroundings. The minimum square footage of enclosed interior space that is required by the neighborhood covenants is 2400 heated and cooled square feet of above-grade living space, at least 1800 sq. ft. of which shall be on the main floor. Additionally, 10' wall heights will be preferred and encouraged whenever possible, and a minimum of 9' wall height will be required. Please refer to the Covenants for more detailed information.

2. **Exterior Materials**

A. **Siding** - Cedar shakes, solid wood, brick, stucco, cementitious siding, board and batten siding, and/or stacked rock may be used. Thin cut natural stone may also be used. Plywood siding, thin brick veneer, vinyl, aluminum, or any type of sheet or panel siding will not be approved. Siding materials are to be used similarly on all sides of the home, and any vertical material transitions are to be made on an inside corner.

B. **Trim** - Adequate and attractive trim is an essential part of the finished look of any home, and is an important component in maintaining the overall aesthetic of the development. In order to create and maintain a level of consistent quality throughout River's End, all homes will have:

- corner casings of not less than 1" x 6".
- Window and door casings of not less than 1" x 6" on most home styles.
- fascia boards not less than 1" x 8".
- Frieze board not less than 1" x 10"
- crown mold of not less than 3".
- Rake fascia will be required on gable ends.

Casings are to be installed so that the siding material butts up to the casing, rather than the casing overlapping the siding material.

On most home styles, eaves should be trimmed so that the cornice and frieze turn the corner of the home with the cornice turning again to die into the wall

at an appropriate distance beyond the end of the frieze. Eave returns should be built with a shallow pitch (1:10 to 1:12) and be covered with metal roofing.

C. **Doors** – Main entry doors, and any door on the front of the home, shall be made of wood, or a high quality material which is indistinguishable from wood at an arms length, and be at least 96” in height. Divided lights on doors or sidelights should be true divided light, or simulated divided light with permanently affixed grilles and a sufficiently raised profile to give the appearance of true divided light.

D. **Windows** – There is possibly no single element more important in defining the quality and character of a home than the windows. Double hung wood or aluminum clad windows will be the neighborhood standard. However, high quality solid PVC styles which cannot be distinguished from wood at an arms length may also be considered. Vinyl windows will not be approved.

Where divided light windows are to be used, true divided light or simulated divided light may be used, provided that in SDL applications, permanently affixed muntins are present on the outside of both sides of the glass, and the muntins have a sufficiently raised profile to give the appearance of true divided light.

Window header heights of at least 96” are required, and the window length must be proportional. The inclusion of window headers, drip caps, aprons, and sills will be required for most home styles.

The use of half circle, Palladian, and triangle window styles is generally discouraged, however, these window types may be approved on a case by case basis.

If shutters are to be used, they should be the same height and shape as the window opening, and each shutter should be 1/2 the width of the opening in order to be, or appear to be, operational. Shutters may be made of wood or of a high quality material that is indistinguishable from wood at an arms length when painted or stained.

- E. **Roof** – Roofing material may be architectural shingles, wood shakes, slate, rubber slate, select lightweight concrete tiles, or standing seam metal. Some solar roofing shingles may be considered for use on the rear of the home, or for general use when the materials have been designed to closely mimic other approved roofing materials. Roof color and materials must be approved by the ARB.

A minimum roof pitch of 8/12 on residential structures will be required, with consideration given to lower pitches for other appurtenances. Roof vents, satellite dishes, antennae, etc. should be placed at the back of the house and out of sight.

- F. **Foundation** – Bricked or rock foundations will be standard. If a slab is approved, it shall be a raised slab that gives every appearance of being a standard foundation.

All stairs that are, or may be, visible from the street will have closed risers.

- G. **Chimneys** – Masonry or masonry clad chimneys will be required.

3. **Colors**

Earth tone shades such as grays, muted browns, tans, or soft, muted, greens, that blend with the natural surroundings. All exterior color choices are subject to approval by the ARB.

4. **Exterior Lighting**

Care should be taken to have the exterior lighting compete as little as possible with the natural surroundings. Warm electric lighting (bulbs of 2700k or below) or gas lanterns are good choices that blend with the rustic nature of the development.

5. **Lot Clearing**

Without an approved site plan and the advance written consent of the ARB, purchaser shall not clear any lot or remove any live trees from the property. Erosion control methods must be in place before any clearing commences. During constructions, service drives shall be maintained with adequate gravel to control mud erosion and tracking.

Forestry mowing or underbrush grinding will not require ARB approval, and areas between the home site and any roadway that are intended to be left in a natural, wooded, state shall be mowed and maintained as necessary to control unsightly underbrush and weed growth.

6. **Lot Improvements**

Mailboxes, fences, pools, and any other Structure as defined in the Amended and Restated Covenants for River's End must be placed and constructed according to the detail and specifications in the approved plans.

A. **Mailboxes** – Mailboxes will be black with an attractive black post made of wood or metal which is at least 4" x 4". Alternately, a mailbox may be set in a simply designed pier of brick or real, natural, rock. Care should be taken to set the mailbox in such a location, or landscape around it in such a way, that the person delivering mail is not caused to drive onto the grass, but can deliver from a paved surface.

B. **Fences** – Where fencing is desired, 4 board, post and rail fencing stained or painted a flat black will be standard in River's End, with the use of rough-sawn wood being preferred. Rails should be 1" x 6" with wood posts of not less than 4"x 6". Posts should be spaced approximately 6' apart to maintain a consistent appearance throughout the neighborhood. Fences should be approximately 4' – 4' 6" tall.

Stone or brick posts at the driveway entrance are encouraged, and may include a gate. Farm style gates will not be approved for use at the driveway entrance, but may be approved for use in other areas of the property where appropriate.

Rear yard fences for the purpose of containing pets or children may be approved. These fences will be attached to and directly behind the house and will not extend beyond the sides of the house. Rear yard fences shall not extend beyond the real minimum building setback.

C. **Landscaping** – Adequate and attractive landscaping is an essential component of the overall building plan. A complete landscape plan and site plan shall be designed and submitted by a Landscape Architect or approved landscape design firm unless otherwise approved by the ARB. Particular attention should be given to creating an attractive entrance to the property that blends well with the natural surroundings.

The River's End website has a list of recommended landscape professionals in this area, or you can work with your own.

D. **Pools** – Above ground pools will not be approved. Pools shall be located at the rear of the home and out of view.

7. **Driveways**

A. **Materials** – Driveways will be paved using asphalt, concrete, stone pavers, or cobblestone. A variance for use of other material will be considered when such other material is considered an integral part of an overall landscape design plan. On long driveways, a transition to gravel may be considered by the ARB beyond the established setback line, and/or beyond a point that the driveway drops from view, whichever distance is greater.

B. **Construction** – Drainage ditches will be crossed using a concrete reinforced pipe, at least 12” in diameter, that will not interfere with proper drainage.

Attractively constructed brick or stone headwalls will be required.

The driveway should be curved, or winding, rather than straight, and should avoid disturbing natural site features such as wet or dry creeks, boulders, large trees, etc. wherever possible. A flared apron will be required where the driveway intersects the roadway paving. Cobblestone or stamped concrete aprons are encouraged.

The contractor will be responsible for obtaining a driveway permit.

C. **Parking Pads** – Any area to be used for the occasional overflow parking of vehicles should be constructed in such a location, or landscaped in such a way, as to be screened from view from roadways and adjoining homes.

D. **Entrance** - Stone or brick posts at the driveway entrance are encouraged, and may include a gate. When a lot is not to be fenced, an attractive entrance to the driveway should still be created. This can take the form of stone or brick posts with or without a gate, or sloped fencing on either side of the driveway entrance, and/or just a professionally landscaped transition from the right-of-way to the property.

8. **Signage**

All signs, including, but not limited to, realty signs, and “for sale” signs, are subject to ARB approval and shall be mounted on a 4” x 4” wood post installed along or behind the property line to avoid interfering with grounds maintenance.

9. **Garage**

A minimum of a two-car garage shall be required for every home in the community. The garage may be attached to the home, or be connected to it via a breezeway. Garage door openings shall be oriented toward the rear or side of the property, not toward any street, or the home itself. Garage doors should be in keeping with the architectural style and color scheme of the home.

10. **Porches**

Front porches are encouraged. Care should be taken to ensure that any columns or posts don't appear "spindley", but are proportionate to the other elements of the home, and of adequate size to appear up to the task of supporting the weight above it. Columns or posts should be spaced no further than a distance equal to the height of each post and should not be placed directly in front of any windows or doors.

11. **Setback**

Deep setbacks are an important part of the established community-wide standard in River's End. All homes to be constructed in the neighborhood should be deeply set in the surrounding acreage, and the property lying between the home

and any roadway shall be neatly maintained. Please refer to the River's End Covenants for more specific information on setbacks and lot maintenance.

12. Antennae, Appliances, Service Items

Well pumps, trash receptacles, service areas, satellite dishes, HVAC units, any structures or improvements that could be considered unsightly, are to be placed at the rear of the home whenever possible, and in a location that is out of sight from roadways and adjoining homes in all cases. Propane tanks should be buried.

13. Miscellaneous

A list of recommended builders and other neighborhood information is available on the River's End website www.riversendga.com.

All plans submitted for approval must bear the stamp of a licensed architect unless otherwise approved by the ARB. This does not preclude the use of pre-drawn plans from a house plan seller (ie" Southern Living Homes, etc.), as long as the home plan has been drawn by a licensed architect.

For plan review, you may contact the River's End Architectural Review Board at ARBiversEnd@gmail.com to request the architectural review paperwork.

Please contact the River's End project manager at RiversEndGa@gmail.com with any questions about the approval process.