



## 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 neighborhood covenants, 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. Please refer to the Covenants for more detailed information. Additionally, 10' wall heights will be preferred and encouraged whenever possible, and a minimum of 9' wall height will be required. As the lots in River's End are all large acreage properties,

on most lots the house should be wider than it is deep, to create an adequate visual footprint for the size of the lot.

## 2. Exterior Materials

- A. **Siding** - Cedar shakes, solid wood, brick, stucco, cementitious siding, board and batten siding, and/or rock may be used. Plywood siding, thin brick veneer, vinyl, aluminum, or any type of sheet or panel siding will not be approved. Siding materials and trim are to be used similarly on all 4 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, most home styles will be required to have at least:
- corner casings of not less than 1" x 6".
  - Window and door casings of not less than 1" x 6".
  - 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 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 very high-quality, stain grade material which is indistinguishable from wood at an arms-length, and be at least 96” in height. Divided lights on doors or sidelights shall be true divided light or simulated divided light with permanently affixed grilles on the outside of the glass 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. Windows shall be high quality, double hung wood, aluminum clad, or a fully paintable, solid PVC style which cannot be distinguished from wood at an arms-length. Either true divided light or simulated divided light styles shall be used, provided that in SDL applications, permanently affixed grilles are present on the outside of the glass, and the grilles 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 and should attach to the casing with mounting hardware rather than being positioned next to the window.

- E. **Roof** – Roofing material may be architectural shingles, wood shakes, slate, rubber slate, select lightweight concrete tiles, or standing seam metal. Some solar roofing materials 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. Areas between the home site and any roadway that are intended to be left in a wooded state shall be cleared of unsightly underbrush and scrub growth and maintained as necessary.

## 6. Lot Improvements

Mailboxes, fences, pools, hardscape materials, 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 can deliver without tracking through grass or dirt.

B. **Fences** – Where fencing is desired, rough sawn, 4 board, post and rail fencing stained or painted a flat black will be standard in River's End. Rails should be 1" x 6" with wood posts of not less than 4"x 6". Posts should be spaced no more than 7' apart to maintain a consistent appearance throughout the neighborhood.

Stone or brick piers 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 designer unless otherwise approved by the ARB. It is anticipated that most homes in River's End will be deeply set in wooded lots and not clearly visible. Therefore, 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 an approved professional of your choice.

D. **Pools** – Above ground pools will not be approved. In-ground 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, and/or cobblestone. A variance for the use of other material may be considered when such other materials are considered to be an integral part of an overall landscape design plan. On very long driveways, a transition to unbordered gravel may be considered by the ARB beyond 150', and/or beyond a point that the driveway drops completely from view, whichever distance is greater.

B. **Construction** – Drainage ditches will be crossed using concrete reinforced pipe or HDPE pipe (black 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. 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** – As homes in River's End are expected to be deeply set in the lot and the property entrance will be all that is visible on many homes in the neighborhood, an attractively landscaped entrance that blends nicely with the surroundings will be an important part of the overall plan. Stone or brick piers at the driveway entrance are encouraged, but not required, and may include a gate.

## 8. **Signage**

All signs, including, but not limited to, realty 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 is 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 and the overall look and feel of the development. 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. In order to maintain a measure of visual consistency, new homes to be constructed in River's End will be expected to fall roughly in line with the existing homes in the neighborhood.

12. **Antennae, Appliances, Service Items**

Well pumps, trash receptacles, service areas, satellite dishes, HVAC units, or any structures or improvements that could be considered unsightly, are to be placed at the rear of the home and in a location that is out of sight from roadways and adjoining homes. Any tank for liquid or fuel must be buried.

13. **Miscellaneous**

A list of our pre-approved builders and other neighborhood information is available on the River's End website [www.riversendga.com](http://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 (ex. Southern Living Homes, etc.) which come from a licensed architect.

For plan review and approval, please contact the River's End Architectural Review Board at [ARB RiversEnd@gmail.com](mailto:ARB RiversEnd@gmail.com) to request an application for architectural review. You may contact a River's End project manager at [RiversEndGa@gmail.com](mailto:RiversEndGa@gmail.com) with any questions about the approval process.