



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 gives 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 estate homes and landscape and which supports the established Community Wide Standard that has evolved. Craftsman, French Country, Traditional, and similarly detailed home styles shall be standard in River's End.

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, aesthetic appeal, location, topography, site features and vegetation, compatibility with adjacent homes, and other requirements stated in the River's End Protective Covenants. It is intended that all homesite plans will 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 character of the development and the investment and value of the existing homeowners . Well-built, carefully crafted estate homes that blend beautifully with the natural surroundings and the existing homes should be the goal of every build on this extraordinary property. It is with these principles in mind that the following guidelines have been prepared.

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, although the board has set modest and reasonable square footage requirements, it 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 finished interior space that is required by the neighborhood covenants is 2400 enclosed, heated, and cooled square feet of above-grade living space, at least 1800 sq. ft. of which shall be on the main floor. Additionally, a minimum of 10' wall height on the main floor will be required. As the lots in River's End are large-acreage properties, homes will be required to be built on an estate scale and to create an adequate visual footprint for the size of the lot. All homes will be a minimum of 90' wide, as measured from front left corner to front right corner. Single story or ranch style homes will have windowed gables above the main floor living space to give the appearance of a second floor living space, and a minimum roof height from finished floor elevation to main roof height of 29 feet.

2. Exterior Materials

A. **Siding** - Cedar shakes, solid wood, brick with an approved texture and color, cement stucco, Hardi-plank (or approved equal) lap siding, board and batten siding with true battens, and/or natural stone may be used. Plywood siding, thin brick veneer, vinyl, log, aluminum, or any type of sheet or panel siding will not be approved. Siding materials and trim are to be used similarly on all elevations, 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. To create and maintain a level of consistent quality throughout River's End, homes will be required to have at least:

- Corner boards of not less than 1" x 6" on each side.
- Window and door casings of not less than 1" x 6".
- Fascia and/or rake boards not less than 1" x 8".
- Frieze board not less than 1" x 10"
- Crown mould of not less than 3".
- Horizontal siding will be trimmed with 1" x 10" skirt board at the bottom.
- Casings will be installed so that the siding material butts up to the casing, rather than the casing overlapping the siding material.

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 shall be built with a shallow pitch (1:10 to 1:12) and be covered with metal roofing.

Openings in brick, stone, or stucco walls facing a street shall be detailed with 1" x 4" casing with backband or its equivalent, and a windowsill, and shall have 12" arches, or wood, or stone pediments at the head.

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 once stained. Exterior doors shall be at least 96" in height. Lights on doors and sidelights shall be true divided light or simulated divided light with permanently affixed grilles on the outside of the glass and a raised profile which is similar to traditional wood. Screen and storm doors shall not be used on the front of the home. Door casings shall meet the Guidelines for trim.

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 raised profile of the grille mimics that of a traditional wood window.

Window header heights of at least 96" are required. The inclusion of window headers, drip caps, aprons, and sills will be required. Window casings shall meet the Guidelines for trim.

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. Bays and projections over 12" should be taken to grade. If approval is

given for a bay not taken to grade, it must be suitably and attractively bracketed and detailed with an approved trim.

If shutters are to be used, they shall be the same height and shape as the opening, and each shutter should be ½ the width of the opening. Shutters may be made of wood or of a high-quality material that is indistinguishable from wood at arms-length when painted or stained. Shutters will be attached to the casing with attractive, decorative, mounting hardware. Screens or storm windows are not to be used on the front of the home. If screens or storm windows are approved for any location on the home, their frames must be finished in the same color as the windows and be placed on every window in each elevation, unless approved otherwise.

- E. **Roof** – Roofing material may be wood shakes, slate, high quality rubber slate, architectural shingles or traditional, 1” standing seam copper or metal (used as an accent). Roof colors are encouraged to be black, gray, weathered wood, driftwood, or other similar, earth toned colors and blends. Colors and materials must be approved by the ARB. A minimum roof pitch of 10/12 on residential structures will be required, with consideration given to lower pitches for other appurtenances. Gables on the front of the home should have a minimum 12:12 pitch. Flashing shall be copper, or metal painted to match the adjacent materials. Exposed galvanized flashing will not be used. Bay tops shall be standing seam copper or traditional standing seam metal pre-finished or painted in a color similar to the main roof.
- F. **Roof vents, satellite dishes, antennae, etc.** must be placed at the back of the house and out of sight.

G. **Foundation** – Homes may be constructed on a crawlspace or basement.

Brick or natural rock foundations will be standard, and first floor finished elevations shall be at least 2 feet above finished grade.

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

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

3. **Colors**

Earth tone shades such as grays, browns, tans, or soft, muted, greens that blend with the natural surroundings will be required. All exterior color choices are subject to approval by the ARB. All vents and meters should be painted to match the color of the wall on which, or in front of which, they are mounted, or they should be screened from view.

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 shall be used. Path lighting in the landscape should be low voltage, low level, non-glare, warm (2700k or lower) lighting. Driveway and Landscape lighting must be depicted on the Landscape Plan for ARB approval.

5. **Lot Clearing**

Without an approved site plan and the advance written consent of the ARB, property owner shall not clear any lot or remove any live trees from the property. No tree over 8" in diameter at ground level may be removed unless its removal has been included on the site plan submitted and approved by the ARB. Erosion control methods must be in place before any clearing and grading commences. During construction, service drives shall be maintained with adequate gravel to control mud erosion and tracking.

Forestry mowing of scrub brush or under-brush clearing 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 underbrush and scrub growth and maintained as necessary to keep a neat and well-maintained appearance.

6. Lot Improvements

Mailboxes, fences, pools, hardscape materials, flagpoles, accessory buildings, and any other Structure must be placed and constructed according to the detail and specifications in the approved plans.

Exterior sculptures, fountains, birdbaths, garden ornamentation, or similar exterior items may not be placed in front or side yards that are seen from any right of way unless approved by the ARB as part of the landscape plan and may be required to be placed at the rear of the home and/or screened with landscaping.

Playscapes will only be approved behind the line of the back of the house and should be screened so as not to be visible from any road or right of way.

A. **Mailboxes** – Mailboxes will be black with an attractive post made of wood or metal which is at least 4” x 4”. Care should be taken to set the mailbox in such a location 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 at least 1” x 6” with wood posts of not less than 4”x 6”. Posts should be spaced no more than 8’ apart to maintain a consistent appearance throughout the neighborhood.

Natural 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. Gate design requires ARB approval.

Rear yard fences for 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 or be visible from any right-of-way. All fencing is subject to ARB approval.

C. **Landscaping** – Adequate and attractive landscaping is an essential component of the overall building plan. A professionally designed landscape, irrigation, and site plan shall be submitted and approved by the ARB before beginning work, and the approved design plan shall be installed by a landscape professional.

Plants will be of adequate size and spaced to give a full and mature appearance after one growing season. Mulching material that will be visible from any right of way shall be natural pine straw or brown or black mulch.

The preferred landscape bed edging is a neat 3” – 5” trench but, in any case, no edging material may be visible above grade, and landscape curbing is not allowed.

It is anticipated that homes in River's End will be deeply set on wooded lots and may not be clearly visible year-round. Therefore, particular attention should be given to creating an attractively landscaped entrance to the property.

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 and require prior ARB approval.

E. **Barns and Outbuildings** – Horses are welcome in River's End and may be ridden on one's own property as well as on the community walking and riding trail to the Apalachee River. One horse may be kept per cleared acre, and a barn to house the horses and all associated equipment will be required. The barn should be located behind, or to either side of, the residence. Outdoor equipment such as hay rings, hay huts, round bales, water troughs, etc. must be located out of sight from the road or right of way. Under no circumstances shall a barn or any other accessory structure be approved where any part of the barn would fall, either visually or physically, between any part of the home and the road in front of the home. The design and location of any barn, or other outbuildings, will be approved by the ARB on a case-by-case basis, but in all cases will be expected to be consistent with the house design and constructed using materials and colors that complement the residence and enhance the overall aesthetic of the property. Metal buildings or sheds will not be approved.

The property owner shall be responsible for verifying the suitability of the lot for the housing of horses and should check with the county and any other applicable government agency regarding restrictions or regulations that would impact the ability to keep horses on a particular property. The design and location of any fencing, barns, sheds, or other structures must be approved by the ARB before construction begins, and accessory buildings may not be constructed before the main residence.

7. **Driveways**

- A. **Materials** – Driveways will be paved using asphalt, concrete, stone pavers, or cobblestone. A variance for the use of other material may be considered when such other materials would be considered an integral part of an overall landscape design plan.
- 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 natural stone headwalls will be required.

The driveway should be curved, or winding, rather than straight, to create visual appeal, and shall 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** – All vehicles are required to be housed in a garage. However, an area may be constructed for occasions when guest parking is needed. Any such area should be constructed in such a location, and landscaped in such a way, as to be screened from view from roadways and adjoining homes.

Parked vehicles should not be visible from any street.

D. **Entrance** – As homes in River’s End are expected to be deeply set in the lot, the property entrance may be all that is visible on some homes in the neighborhood. An attractively landscaped driveway entrance that blends nicely with the surroundings will be an important part of the overall plan.

Natural Stone or brick piers at the driveway entrance are encouraged, but not required, and may include a gate.

8. **Signage**

No sign, banner, or flag, including, but not limited to, realty and builder signs, shall be placed on any lot without ARB approval. If approved, signs shall be mounted on a 4” x 4” wood post installed along, or behind, the property line to avoid interfering with grounds maintenance.

9. **Garages**

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 shall be in keeping with the architectural style and color scheme of the home and be trimmed with a minimum of 1 x 4 with backband at the jambs and a 10” – 12” pediment or jack arch at the head. “Carriage-type” doors are encouraged. Side facing garages shall be screened with shrubs of at least 4 ft. in height.

10. **Porches**

Front porches are encouraged. Care should be taken to ensure that any columns or posts not appear “spindly” but be 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. Porch floors shall be brick or natural stone. The front porch floor shall be at least 21 inches above the finished grade.

11. **Setback**

Deep setbacks are an important part of the established “community-wide standard” and the overall look and feel of 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.

To maintain a measure of visual consistency, new homes to be constructed in River’s End will be required to be placed in line with the existing homes in the neighborhood (approximately 300’ from the front property line) or further back on the lot and should be centered between the side lot lines to the degree practical.

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. Transformers and junction boxes that must be located at the front of the house are to be screened with evergreen landscaping material which has been approved as part of the landscape plan. Any tank for liquid or fuel must be buried.

13. **Prohibited Items**

Although not limited to the following, prohibited items include clotheslines, window air conditioning units, freestanding flagpoles, and freestanding enclosures such as carports, and garden and storage sheds.

14. **Miscellaneous**

In order to maintain a consistent level of quality and craftsmanship throughout River's End, the Architectural Review Board has designated custom home builders who are approved for construction in the community. A list of the approved 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 architectural plans purchased from a house plan seller (ex. Southern Living Homes, etc.). All approvals will be valid for construction commencing within 180 days.

For plan review and approval, or questions about the approval process, please contact the River's End Architectural Review Board at ARB.RiversEnd@gmail.com.

These Standards and Guidelines are subject to evolve as the neighborhood "Community Wide Standard" which they are intended to preserve and protect evolves.

Before committing to a house plan, please contact the ARB to ensure that you have the most up to date documents.