

Architectural Standards Index

River Vista Community Association

I. Introduction

II. Purpose and Policy

III. Responsibilities

IV. Guidelines

V. Building Plan Requirements

VI. Disclaimer

VII. Notice to Owner

VIII. Homeowners Architectural Request Form

I. Introduction

Dear Homeowners and prospective Buyers:

The Declaration of Covenants, Conditions, and Restrictions and Easements (herein “Declaration”) for River Vista Mountain Village Community Association, Inc., were instituted in the early stages of development. The Architectural Standards Index is intended to work in conjunction with the Declaration. The primary purpose of the Architectural Standards Index is to maintain and enhance the appearance of our community by assuring that any newly added appurtenances, as well as basic changes to the property, are evaluated and approved in accordance with the Declaration. Each homeowner has been presented with the Declaration at the time of closing and is now also presented the Architectural Standards Index. Every property owner is required to adhere to the stipulations and guidelines contained in the Declaration and all accompanying documents.

This booklet along with the Declaration, should be your first reference when you need information pertaining to architectural changes. If you need to know something that is not in the documents, please call the Declarant or the Architectural Review Board.
Declarant: 727-327-1089/Architectural Review Board:817-601-5786

Our primary goal has been to develop standards that will help to ensure a high quality of life and maintain property values without being unnecessarily restrictive. As the Architectural Standards Index was developed, every attempt was made to be considerate of all the site owners in River Vista, without prejudice or favoritism. Every request is evaluated on its own merits, and all requested variances to the guidelines are considered.

II. Purpose and Policy

The Architectural Standards and Specifications were established by Article 6 of the Declaration. Their primary purpose is to preserve and maintain the property values and the natural beauty of the development. Article 6.7 establishes the Architectural review by Declarant, with final approval by the Declarant.

As part of the charter, architectural review by Declarant is to enforce and maintain consistent standards while remaining flexible and open-minded to changes in our community and lifestyles. This standard is not intended to be comprehensive; rather it is a guideline for residents considering modifications to their lot or exterior of their cabin. These guidelines are presented in addition to, and not in replacement of the Declaration.

III. Responsibilities

These are the responsibilities of all parties as they relate to the architectural standards and construction specifications.

A. Review by Declarant

The Declarant is responsible for approving all architectural requests, making decisions about violations and related penalties or legal remedies, and the final interpretation of the covenants and restrictions.

B. Homeowners

Each homeowner has the responsibility to properly complete and submit an Architectural Request Form to the Architectural Review Board in accordance with the requirements of this standard. Each homeowner is also responsible for adhering to this policy, complying with the decisions made by the Declarant, and reporting any problems or violations of the Architectural Review Board.

C. Architectural Review Board

The Architectural Review Board is responsible for collecting all architectural request forms submitted, and for performing an initial screen to assure completeness. Incomplete forms will be immediately returned to the homeowner. Complete submittals will be delivered to the Declarant in a timely manner.

IV. Guidelines

A. Type of changes, which require submittal.

1. Change to exterior of the home, such as (but not limited to)

A. Additions of

1. Awnings
2. Decorative lighting (see Declaration 7.19)
3. Decks- pressure treated wood only

B. Appearance, such as

1. Color- in the brown-red spectrum only
2. Materials (such as siding)
3. Lattice
4. Roof- Green Architectural Shingles or Green Metal

2. Other Exterior changes such as

A. Additions of Storage Sheds

1. Sheds must have suitably constructed floor system and or foundation. Maximum size is 54 sq. ft. (9'x 6'x 8') to 120 sq. ft. (10'x 12' x 8') depending on where your lot is located.

2. Placement of detached shed must be in accordance with the Lot setback lines (see Declaration 7.32).
 3. Color – in the brown-red spectrum only.
 4. Roof- Green Architectural shingles or Green Metal
- B. Fences (see Declaration 7.16) No fencing
- C. Decks and Patios
5. Pressure treated lumber only.
- D. Satellite, radio, or TV antennae (see Declaration 7.9)
- E. No Car Ports
- F. Signs
1. Security Signs not larger than 8 1/2” x 11”
 2. One sign not larger than 8 1/2” x 11”: identifying the owner of the lot is allowed without submission of an architectural request form.
- G. Tree Removal (see Declaration 7.10)
- H. Drainage (see Declaration 7.11)
- I. Garbage Cans, wood piles (see Declaration 7.13)
- J. Overhead Utility Lines (see Declaration 7.17)
- K. Artificial vegetation, garden, play equipment, exterior sculptures, water features, and similar items (see Declaration 7.20)
- L. Clotheslines- NO clotheslines are permitted (see Declaration 7.23)
- M. Grilling and Fires- Chimneys or other similar ground, self-contained fire enclosures are permitted. (see Declaration of Covenants 7.27)

V. Building Plan Requirements

General

- Use 8 1/2” x 14” or 8 1/2” x 11” drawings
- 1 set of plans shall be submitted. Allow 30 days for review.
- Cover sheet of drawings shall include:
 - Name, Address, and phone number of owner
 - Name, Address, and phone number for designer
 - Lot address

Site Plan

- Site plan shall be in 1” = 20’ or 1” = 10’ scale
- Show property lines with dimensions and setbacks
- Indicate lot address
- Show North arrow
- Show edge of paving
- Show location of any driveways showing dimensions and radius, and composition of the material to be used.
- Show all other improvements

Building Plans

- Provide all drawings in 1/8"= 1' or 1/4"=1'
- Show floor plan
- Show foundation plan
- Provide elevation from at least two sides
- Provide section cuts on walls and roof
- Provide details on roof framing, indication trusses or stick framed, roof sheeting purlins
- Indicate gable and facial details
- Specify type of material to be used on all exterior surfaces and color
- Should a wall end be designed to remain exposed, show termination end cap detail
- Provide mechanical, electrical, and plumbing plans if applicable
- Indicate the design criteria for the structure

VI. Disclaimer

Disclaimer

The review and approval of these plans is for aesthetics purposes and compliance with the Declaration and the Architectural Standards contains therein, and not for compliance with building codes or approval of structural design.

VII. Notice to Owner

Notice to Owner

Be very cautious in your dealings with contractors. Make sure your contractor files a Notice of commencement in Accordance with Georgia Lien Law. We do not recommend large deposits. Request release liens from subcontractors and suppliers. Georgia Lien Law is not very strong, so be careful.

HOMEOWNERS ARCHITECTURAL REQUEST
RIVER VISTA MOUNTAIN VILLAGE COMMUNITY ASSOCIATION, INC.

Date Received _____

Received By _____

Please complete this form for **each** proposed improvement, in its entirety, and submit it to the Architectural Review Board. Mail, email or fax request to:

RVMVCA Declarant
c/o Don Harkrider
20 River Vista Drive
Dillard, GA 30537
Fax: 706-746-5099

Email: dharkrider@smokeymtnlogcabins.com

Property's Owner's Name

Phone

Request Date

Property Address

E-mail

Est. Completion Date

Property Owner's Signatures

Property Owner's Signatures

1. **Detailed Narrative Description- Required.** This must include:
Type of materials used (lumber, hardware), size /dimensions/height, color/stain, spacing, style of footings, description of plants, location on property, etc. All materials must be similar to each structure, where appropriate.

2. PLOT PLAN- REQUIRED

A “top-down view” of the location of your improvement must be drawn on a copy of your lot survey, which you received at closing. Show clear relationship of improvement to property lines. Show distance from property lines, where applicable.

3. DRAWINGS- Example: Landscape Architect Plans or Building Plans required

Detail Drawings of differing elevations (i.e.: side view and back view) to show necessary construction details and relationships to existing structures/ landscaping. This includes any improvement that involves a change in the contour of the land.

4. ATTACHMENTS – Paint or other samples. Please attach swatches of all color changes or other samples to be used in improvements, when applicable.

5. OTHER- Please indicate any additional information that you believe would be helpful to the Board’s decision-making process.

6. PERMITS- The approval of this application means that it has met the aesthetics standards as forth in the River Vista Architectural Guidelines.

7. The homeowner must submit all applications.

8. CAUTION: Incomplete applications will be returned to you to provide additional information. The request will be tabled until it is resubmitted in a complete manner.

9. APPEAL PROCESS- In the event that a request is denied, the Declarant’s decision can be appealed. Please submit the appeal in writing to River Vista, so the Board of Directors can review it at the next scheduled monthly meeting.