

Riverwalk Homeowners Association, Inc.
Architectural Control Committee
7605 Riverwalk Drive
Douglasville, GA 30135
Architectural Review Application

No building structure, deck, patio, porch, covered walk, arbor, sidewalk, driveway, exterior lighting, outbuildings, fence, gate, wall, exterior hot tub, swimming pool, or any other improvement or major landscaping, cutting of trees larger than 6" in diameter, shall be erected, placed, or altered on any lot unless and until the lot owner shall submit plans for such construction and/or changes to the ACC and have received written approval.

Date Application Submitted: _____ Date Received (ACC use only): _____

Requested Start Date : _____ Estimated Completion Date : _____

Application for: (select applicable boxes)

Lot number: _____

Address: _____

New Construction _____

Modification / Addition _____

Landscaping _____

Tree Removal _____

Applicant (please print): _____

Current Address: _____

Home Telephone: _____ Business / Cell Phone: _____

Builder / Contractor (please print): _____

Current Address: _____

Business Telephone: _____ Cell Phone / Pager: _____

Describe in detail and include drawings, photographs, color samples, etc. to facilitate complete understanding of the project and obtain speedy approval. Un-answered questions delay approval.

New Construction

Type : Traditional _____ Cape Cod _____ (approved designs only)

Design name _____

Number of Stories: 1 1-1/2 2 Basement

Minimum Square Footage of Heated Space: Single Story: 2600 square feet
Multiple Stories: 2800 square feet

Square Footage of Heated Space: 1st Floor: _____ 2nd Floor: _____

Basement: _____ Other: _____

Total Heated Square Footage: _____

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Building material:

Exterior Walls - Front & 2 Sides: _____ Color (sample **must** be submitted): _____

Grout color (sample must be submitted) _____

Roof: _____ Color (if other than black, submit sample): _____

Exterior Wall - Rear: _____ Color (sample **must** be submitted): _____

Foundation: _____ Color (sample **must** be submitted): _____

Other Exterior Materials:

Dormers: _____ Color (sample **must** be submitted): _____

Gables: _____ Color (sample **must** be submitted): _____

Windows: _____ Color (sample if other than white): _____

Gutters & Downspouts: _____ Color (sample if other than white): _____

Exterior Doors: _____ Color (sample **must** be submitted): _____

Decking: _____ Color (sample **must** be submitted): _____

Fascia & Soffits: _____ Color (sample **must** be submitted): _____

Shutters: _____ Color (sample **must** be submitted): _____

Fireplace Chimney: _____ Color (sample **must** be submitted): _____

Garage Doors: _____ Color (sample **must** be submitted): _____

Required for Approval:

- Two Copies of Actual Elevations – These will be used to determine the look of the home to ensure that there is no conflict.
- Two Copies of the Site Plan
- Two Copies of the Floor Plan (for square footage requirement only)

One of each of these will be returned with the final determination of this application.

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Modification – Addition to existing structures – Repairs to existing structures – Tree removal [over 6” in diameter] – Landscaping – Maintenance [Painting exterior, etc].

Please explain in full detail what the project entails. If modifying or adding to existing structure please use the New construction section to add details about the below listed project.

Please be aware that the Homeowner or Builder is responsible for their subcontractors. Debris, mud, dirt and gravel left on streets will trigger a request for a “stop work order” to be filed with Douglas County, as will any other violation of the Riverwalk Covenants!

Homeowner - Builder warrants that he/she understands the Riverwalk Covenant requirements and agrees to follow them. Furthermore,

Homeowner - Builder understands that any change to materials, design, in this application must be approved by the Architectural control committee and failure to do so will require Homeowner - builder to make changes to be in compliance at their expense.

All trees over 6” in diameter that are to be kept must be marked when this application is submitted on new construction.

Homeowner - Builder Name _____

Signature _____ Date _____

Riverwalk Architectural Control

Approved _____ Date _____

Approval Pending request for more information _____ Date _____

Denied _____ Date _____