

# RIVERWALK

Homeowners Association

## 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, backyard pond, mail box, exterior painting 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): \_\_\_\_\_

Project Requested Start Date: \_\_\_\_\_ Project Estimated Completion Date: \_\_\_\_\_

Application for: (select applicable boxes)

Lot number: \_\_\_\_\_

Address: \_\_\_\_\_

New Construction \_\_\_\_\_

Modification / Addition \_\_\_\_\_

Landscaping \_\_\_\_\_

Tree Removal \_\_\_\_\_

Resident (please print): \_\_\_\_\_

Current Address: \_\_\_\_\_

Home Telephone: \_\_\_\_\_ Business / Cell Phone: \_\_\_\_\_

Builder / Contractor (please print): \_\_\_\_\_

Current Address: \_\_\_\_\_

Business Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

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Describe in detail and include drawings, photographs, color samples, etc. to facilitate complete understanding of the project and obtain speedy approval. Exterior paint colors should be warm earth tone colors (include color pallets). Un-answered questions delay approval.

#### New Construction

Type: Traditional \_\_\_\_\_ Cape Cod \_\_\_\_\_ Ranch \_\_\_\_\_ Craftsman \_\_\_\_\_ (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: \_\_\_\_\_

#### 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): \_\_\_\_\_

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### 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): \_\_\_\_\_

Exterior Fence: \_\_\_\_\_ 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:

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

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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.

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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.

Resident/Builder Name \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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#### FOR USE ONLY: RIVERWALK ARCHITECTURAL CONTROL COMMITTEE

Approved: \_\_\_\_\_ Date: \_\_\_\_\_

Approval Pending request for more information \_\_\_\_\_ Date: \_\_\_\_\_

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Denied: \_\_\_\_\_ Date: \_\_\_\_\_

Reason for Denial: \_\_\_\_\_

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