

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

HOMEOWNER APPLICATION FOR ARCHITECTURAL REVIEW

INSTRUCTIONS: This Architectural Review Application is to be completed by the homeowner and submitted to the Architectural Control Committee for approval **prior** to any work commencing on the exterior of your home, lot, landscaping or cutting of trees larger than 6” in diameter. Please refer to the Governing Documents for additional information. **NOTE: For new structures, including new homes or outbuildings, submit the APPLICATION FOR NEW HOME OR OUTBUILDING.**

All building permits as required by Douglas County, Georgia must be submitted with this application. No application will be considered without required building permit. ACC approval is for a 90-day time frame from the date approved to project completion. If a project is not completed within 90 days, an extension must be submitted or a new application will be required.

| | |
|-------------------------|----------------------|
| Name of Owner(s) | |
| Phone # | Email Address |
| Street Address | |
| Lot # | |

MODIFICATION REQUEST: Owner is hereby requesting approval from the Association to make the following addition(s), alteration(s), and/or modification(s) to the exterior of their home, landscaping, or lot as further described below and indicated on the plans attached hereto:

- | | | |
|--|---|--|
| <input type="checkbox"/> Addition to Structure of Home <input type="checkbox"/> Landscaping <input type="checkbox"/> Exterior Paint <input type="checkbox"/> Screen Enclosure <input type="checkbox"/> Mailbox | <input type="checkbox"/> Outdoor deck <input type="checkbox"/> Pool/Spa/Pond <input type="checkbox"/> Garage/Front Door <input type="checkbox"/> Outdoor Lighting <input type="checkbox"/> Retaining Wall | <input type="checkbox"/> Pavers/Concrete <input type="checkbox"/> Fence <input type="checkbox"/> Tree Removal <input type="checkbox"/> Other (Describe below) |
|--|---|--|

| |
|--|
| OTHER: Describe here |
| |
| Is This a Resubmittal? YES / NO If yes, please identify changes to your submittal in 'OTHER' box above. |

**PLEASE RETURN COMPLETED APPLICATION AND ALL SUPPORTING DOCUMENTS TO:
 Riverwalk HOA | 7605 River Walk Drive | Douglasville, GA 30135**

By signing below, Owner hereby agrees they are solely responsible for obtaining all Federal, State and Local permits and approvals before beginning their project. Furthermore, Owner understands and agrees they may be held solely responsible for any damage to Association Common Area and/or Neighboring property that occurs during or due to the completion of their project including that associated with drainage or water runoff and that Owner will defend, indemnify and hold harmless the Association and Board of Directors against all legal claims associated with this Architectural Approval.

| EXPECTED PROJECT TIMEFRAME | |
|----------------------------|-------------------|
| Start: _____ | Completion: _____ |

Owner signature **Date**

| FOR ASSOCIATION USE ONLY | |
|--|------------------|
| Application is: <input type="checkbox"/> Approved <input type="checkbox"/> Approved as noted <input type="checkbox"/> Denied | APPROVAL # _____ |
| Approval or Denial Notes: _____ _____ _____ _____ _____ | |
| _____ HOA Covenant Officer | _____ Date |
| _____ HOA President | _____ Date |
| _____ HOA Vice President | _____ Date |
| _____ HOA Secretary | _____ Date |
| _____ HOA Treasurer | _____ Date |

Riverwalk Homeowners Association, Inc.

Architectural Review Checklist

Ready to submit an Architectural Review Application to the Association for Approval? Please make sure to include the following items to reduce the number of questions the reviewer may have and prevent undue delay in the approval of your application. Please also make sure to review the Architectural Guidelines set forth for the Community in the Covenant Document as this checklist is intended only to capture the most frequently missed items in Architectural Review Packages.

ALL APPLICATION PACKAGES MUST INCLUDE

COMPLETED ARCHITECTURAL REVIEW APPLICATION
This is the first page of this packet.

NAME AND CONTACT INFORMATION OF CONTRACTOR PERFORMING THE WORK

COPY OF YOUR SURVEY/SITE PLAN INDICATING PROPOSED CHANGES

COPY OF PLANS FROM CONTRACTOR PERFORMING THE WORK
This includes, color samples, dimensions, photos of your home, & pictorial samples of the modification you are requesting to make.

ADDITIONAL PACKAGE REQUIREMENTS FOR POOLS/ SPAS/PONDS

LOCATION AND DIMENSIONS DRAWN ON SITE PLAN

FENCING/BABY BARRIER/ENCLOSURE SPECIFICATION

EQUIPMENT AND SCREENING TYPE/SIZE DRAWN ON SITE PLAN

IF A RETAINING WALL IS REQUIRED, SEE ADDITIONAL CHECKLIST ITEMS BELOW.

ADDITIONAL PACKAGE REQUIREMENTS FOR RETAINING WALL

DIMENSIONS (HEIGHT, LENGTH AND WIDTH) AND LOCATION DRAWN ON SITE PLAN

SAMPLES OF ALL EXTERIOR MATERIALS - MUST BE CONSISTENT WITH EXISTING HOME

ADDITIONAL PACKAGE REQUIREMENTS FOR LANDSCAPING

LOCATION OF ALL LANDSCAPE MODIFICATIONS INDICATED ON SITE PLAN

PLANT MATERIAL MUST NOT ENCROACH ON NEIGHBORING PROPERTY

OWNER MUST BE ABLE TO MAINTAIN BOTH SIDES OF LANDSCAPING PROPERLY

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Architectural Review Checklist

ADDITIONAL PACKAGE REQUIREMENTS FOR EXTERIOR PAINT

PAINT COLORS SHOULD BE WARM, EARTH TONES. COLOR SAMPLES MUST BE INCLUDED.

PICTURE OF HOME IN ITS CURRENT STATE

INDICATE WHICH ITEMS ON HOME WILL BE PAINTED WITH EACH COLOR.

ADDITIONAL PACKAGE REQUIREMENTS FOR FENCING OR SCREEN ENCLOSURE

PICTURE OF PROPOSED FENCING MATERIAL. CHAIN LINK FENCING IS NOT PERMITTED.

PICTURE OF SCREEN ENCLOSURE MATERIAL AND LOCATION ON SITE PLAN

ADDITIONAL PACKAGE REQUIREMENTS FOR STRUCTURAL MODIFICATIONS

DIMENSIONS AND LOCATION DRAWN ON SITE PLAN FOR STRUCTURAL MODIFICATIONS

SAMPLES OF ALL EXTERIOR MATERIALS - MUST BE CONSISTENT WITH EXISTING HOME

PICTORIAL SAMPLES OF THE MODIFICATIONS YOU ARE REQUESTING TO MAKE TO YOUR HOME, DOORS, WINDOWS.

PICTURE OF YOUR HOME, DOOR, GARAGE DOOR OR WINDOWS IN THEIR CURRENT STATE

ADDITIONAL PACKAGE REQUIREMENTS FOR MAILBOX

PICTURE OF PROPOSED MAILBOX (Minimum requirement: black on 4x4 cedar post.

MASONRY - SUBMIT SAMPLES - MUST BE CONSISTENT WITH EXISTING STRUCTURE