

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

**APPLICATION FOR DESIGN REVIEW OF ALL NEW HOMES AND  
 OUTBUILDINGS**

**INSTRUCTIONS:** This Application for Design Review for all new homes and outbuildings is to be completed by the builder, developer, or homeowner (hereinafter collectively the “Applicant”) and submitted to the Architectural Control Committee (ACC) for approval **prior** to any work commencing. No grading, removal of trees or building shall proceed until plans have been approved by the ACC. Refer to the Governing Documents for additional information. **NOTE: Modification requests for existing homes are to be submitted on the HOMEOWNER APPLICATION FOR ARCHITECTURAL REVIEW.**

**All building permits as required by Douglas County, Georgia must be submitted with this application. No application will be considered without required building permit.** As further described below, all Applications must include a complete site plan which includes floor plans and elevations and a list of exterior materials. ACC approval is contingent on project beginning no more than 90 days from the projected start date. If a project is not started within 90 days, an extension must be submitted or a new application will be required. Total project timeframe cannot exceed 15 months without an update to the ACC.

<b>Name of Lot Owner(s)</b>	
<b>Phone #</b>	<b>Email Address</b>
<b>Street Address</b>	
<b>Lot #</b>	
<b>Name of Builder/Developer</b>	
<b>Builder/Developer Phone #</b>	<b>Email Address</b>
<b>Builder/Developer Address</b>	

**DESIGN REVIEW FOR NEW STRUCTURE:** Applicant is hereby requesting approval to add the following structure as described in detail in the site plan submitted with this Application. Square footage requirements for new dwellings pertain to enclosed, heated inhabitable areas.

<b>New Single Story Dwelling - With Basement</b> (Minimum 2,600 square feet of floor area)	<b>New Two Story Dwelling - With Basement</b> (Minimum 2,800 square feet of floor area)
<b>New Single Story Dwelling - Without Basement</b> (Minimum 2,600 square feet of floor area)	<b>New Two Story Dwelling - Without Basement</b> (Minimum 2,800 square feet of floor area)
<b>Outbuilding - detached garage</b> (Building permits are required by Douglas County for all structures 200 square feet or more)	<b>Outbuilding - storage shed</b> (Building permits are required by Douglas County for all structures 200 square feet or more)

**PLEASE RETURN COMPLETED APPLICATION AND ALL SUPPORTING DOCUMENTS TO:**

**Riverwalk HOA | 7605 River Walk Drive | Douglasville, GA 30135**

By signing below, Applicant hereby agrees they are solely responsible for obtaining all Federal, State and Local permits and approvals before beginning their project. Furthermore, Applicant 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.

\_\_\_\_\_  
**Owner's signature**                      **Date**

\_\_\_\_\_  
**Builder's signature**                      **Date**

EXPECTED PROJECT TIMEFRAME	
Start: _____	Completion: _____

**FOR ASSOCIATION USE ONLY**

Application is:

Approved

APPROVAL # \_\_\_\_\_

Approved as noted

Denied

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

- |  |   |
|--|---|
| <input type="checkbox"/> COMPLETED ARCHITECTURAL REVIEW APPLICATION<br>This is the first page of this packet.  | <input type="checkbox"/> NAME AND CONTACT INFORMATION OF BUILDER PERFORMING THE WORK                                |
| <input type="checkbox"/> COPY OF YOUR SURVEY/SITE PLAN INDICATING PROPOSED NEW STRUCTURE(S)  | <input type="checkbox"/> COPY OF SITE PLANS AND FLOOR PLANS FROM BUILDER(S) PERFORMING THE WORK                     |
| <input type="checkbox"/> SQUARE FOOTAGE OF HEATED SPACE FOR ALL FLOORS   | <input type="checkbox"/> BUILDING MATERIALS FOR ALL EXTERIOR WALLS<br>(Include samples for all materials and grout) |
| <input type="checkbox"/> COLOR SAMPLE FOR ALL OTHER EXTERIOR MATERIALS:<br>Dormers, gables, windows, gutters, downspouts, exterior doors, decking, fascia and soffits, shutters, fireplace chimney, garage doors | <input type="checkbox"/> TREES 6" IN DIAMETER OR MORE TO BE REMOVED   |

### ADDITIONAL PACKAGE REQUIREMENTS FOR RETAINING WALL

- |  |   |
|--|---|
| <input type="checkbox"/> DIMENSIONS (HEIGHT, LENGTH AND WIDTH) AND LOCATION DRAWN ON SITE PLAN | <input type="checkbox"/> SAMPLES OF ALL EXTERIOR MATERIALS - MUST BE CONSISTENT WITH HOME |
|--|---|

### ADDITIONAL PACKAGE REQUIREMENTS FOR LANDSCAPING

- |  |   |
|--|---|
| <input type="checkbox"/> LOCATION OF ALL LANDSCAPE MODIFICATIONS INDICATED ON SITE PLAN    | <input type="checkbox"/> PLANT MATERIAL MUST NOT ENCROACH ON NEIGHBORING PROPERTY |
| <input type="checkbox"/> OWNER MUST BE ABLE TO MAINTAIN BOTH SIDES OF LANDSCAPING PROPERLY |   |

### ADDITIONAL PACKAGE REQUIREMENTS FOR MAILBOX

- |   |  |
|---|--|
| <input type="checkbox"/> PICTURE OF PROPOSED MAILBOX (Minimum requirement: black on 4x4 cedar post. | <input type="checkbox"/> MASONRY - SUBMIT SAMPLES - MUST BE CONSISTENT WITH HOME |
|---|--|

# Riverwalk Homeowners Association, Inc.

## Architectural Review Checklist

### 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 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 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.