RIVER LANDING
ARCHITECTURAL STANDARDS COMMITTEE

ARCHITECTURAL STANDARDS AND GUIDELINES

Table of Contents

Architectural Standards Committee I Overview 2
New Home Construction I Process 3
Alterations, Additions, Remodeling, and Improvements 4
Exterior Repainting of Existing Homes 5
Designing a Home 5
Grading and Drainage 7
Design Review Decisions 7
Appeal 8
New Home Construction Timeline 8
Tree Removal 9
Exterior Elements 10
Combining Adjacent Lots 14
Construction Site Requirements 14
Neighborhood Guidelines 16
Estate Homesites 16
Residential Homesites 20
Village Homesites 23
Appendices Schedule 27
Application Checklist 28
Schedule of Deviations 31
Correction of Deviations 32
Contractor Certification 33
Schedule of Deductions from Construction Deposit 34
Application for Homesite Construction or Improvement 35
Variances 40

Architectural Standards Committee | Overview

In order to ensure River Landing maintains harmony with the natural surroundings, attention to many details and consistent application of the Murphy Family values, great care has gone into establishing architectural guidelines for construction and landscaping.

In accordance with the Covenants and Master Declaration, River Landing has established an ***Architectural Standards Committee (ASC),*** to ensure and sustain an aesthetically pleasing community. The function of the ASC is to guide residential development in such a way as to maximize compatibility of all construction and landscaping with the natural beauty and topography of River Landing.

The design of each residence, placement on the building site, and associated landscaping impacts every property owner. Each of the four elevations should be articulated and the property landscaped to be aesthetically pleasing from every angle of view. Natural exterior features and materials are desired.

Landscaping should address the retention of natural spaces. Maintaining natural topography flora, and the use of native plant material is encouraged.

Variances may be granted only when the Committee is convinced that they are justified, necessary, and the best resolution of the situation. Variances, when granted, are on a case basis and will not be considered as a precedent for other applicants. Variances to extend periods of construction or landscaping may require a deposit or bond to guarantee completion as scheduled.

Plans for improvements and alterations to existing designs to the dwelling or landscaping must be submitted to the ASC for approval prior to proceeding.

Architectural Standards Committee
River Landing
110 River Village Place
Wallace, North Carolina 28466
910-285-1038 | lteachey@riverlanding.com

Authority

The Architectural Standards and Guidelines may be amended at any time by a majority vote of the membership of the ASC. Any preliminary or final plan, received and dated, shall be subject to the guidelines applicable at that time. The Property Owners Association (POA) Board of Directors has the authority to resolve any disputes.

Members

The ASC includes four or more members appointed by Duplin Land Development, Inc. A coordinator for the ASC may be contacted at the River Landing Administration Office.

Meetings

The ASC currently meets the second and fourth Monday of each month. Special meetings may be called if deemed necessary.

Additional Responsibilities

1. Establishes fees for the review of applications.
2. Contacts applicants whose plans and specifications have been either approved or disapproved.
3. Provides reasonable assistance and recommendations for adjustments to bring applications into compliance.
4. Maintains copies of design documents and related records.
5. Informs members of the POA regarding activities of the ASC and changes in criteria as they may occur.

New Home Construction | Process

The construction of a home and its landscaping requires prior approval of the ASC. Applications and checklists of necessary design documents are available from the ASC Coordinator.

Step One: Preliminary Architectural Review

This step provides an opportunity for the ASC to review proposed plans, and is especially important if there are proposed deviations from the architectural guidelines, intrusion into any setback, approval of any new material, variance requests, or questions about the covenants or guidelines.

If a variance is requested, complete information must be submitted. Affected property owners may be notified by the ASC Coordinator if necessary.

The completed preliminary application must be submitted before 5 pm on the Wednesday prior to a regularly scheduled ASC meeting. A response from the ASC will be issued within ten (10) business days of the review.

Step Two: Final Architectural Review

The final application package shall consist of the following:

1. The completed Application for Homesite Construction or Improvements
2. One (1) set of final site specific construction plans, as well as a reduced set of the plans (11 inches x 17 inches)
3. Specifications of exterior materials with manufacturer's name, model and color identification. Samples may be required
4. The application fee of $500.00 payable to River Landing POA

Step Three: Issuance of the Certificate of Approval

Upon review and approval, the ASC issues the Certificate of Approval (COA).

Step Four: Revisions and Changes

The applicant must notify and obtain written approval from the ASC prior to making changes in the approved siting, architectural and landscape plans.

Any requests for changes in exterior design, colors, or materials must be accompanied by a set of specifications.

Step Five: Construction

The site must be staked in accordance with the site plan and is subject to review by a representative of the ASC prior to any clearing. Sediment control must be installed prior to beginning construction.

Step Six: Landscaping

One final site specific landscape plan, including proposed HVAC location with planned screening, and irrigation and drainage plans must be submitted. The landscaper should submit any proposed substantial change to the ASC for approval prior to installation.

Step Seven: Inspection

The general contractor shall contact the ASC Coordinator in conducting a final inspection. If the improvements have been completed in accordance with the ASC approved plans, the Certificate of Compliance (COC) shall be issued. In the event improvements deviate from the ASC approved plans, then a Schedule of Deviations form (Appendix II) shall be completed by the general contractor or landscaper, as appropriate.

The general contractor must submit an as-built foundation survey.

Step Eight: Issuance of the Certificate of Compliance

The signed COC is completed by the ASC. The owner is issued a Certificate of Occupancy (CO) by Duplin County.

Alterations, Additions, Remodeling, and Improvements

The construction or removal of any exterior improvement, including landscaping, or any interior improvement that changes the footprint of the home requires prior ASC approval. Applicants shall consult with the ASC to determine the design documents required for approval. In general, the procedure parallels the ASC process for building a home. Applications for alterations are to include a proposed schedule of completion to be specifically considered and approved by the ASC.

Exterior Repainting of Existing Homes

Repainting of any existing dwelling or shall require the approval of the ASC, unless the same paint colors are used. Specifications shall be submitted to the ASC for the color change. A color sample shall be provided.

Designing a Home

Homes in River Landing must be designed in conformity with the standards and requirements set forth in the covenants and these ASC guidelines. The emphasis is on the aesthetics of the exterior architectural and landscape design, preserving the natural character of the site. In addition to the standards set forth in the covenants, specific standards are listed below and on subsequent pages by community.

Dimensional Requirements

All residences shall conform to the minimum standards of heated square footage and setback requirements in effect at the time of application as defined by neighborhood. The ASC may require or allow specific modifications to the dwelling or landscaping. In addition, the ASC may require orientation of the dwelling to enhance the appearance from the perspective of the neighboring homes.

Design Duplication

1. Applicants should select building sites and home plans so as not to construct repetitious designs within close proximity. Similar designs or design duplications are discouraged and subject to disapproval unless they include sufficient variations in exterior colors, materials, finishes, trim and detailing.
2. Elevations that are similar in appearance are prohibited on any four adjacent homesites, any three homesites immediately across the street, or any three homesites on a cul-de-sac, except in unified design phases (Candlewood, Cedar Point, Magnolia Bay, and River Village Square).
3. The approval of plans, materials or colors for a specific site does not imply approval for another building site.

Exterior Elevations, Colors and Materials

1. Exterior elevations will be reviewed for architectural design, materials, and appearance in terms of the overall dwelling and its relationship to other homes.
2. Plans must address the total design approach of the home including front, rear, and side elevations.
3. Depending on the architectural style, preferred exterior features and materials include wood or cementitious siding, stone, brick, stucco, high-pitch roofs and masonry chimneys. When different building materials are used, such as a combination of stone and/or brick and siding, the stone or brick must kill in an architectural feature or be approved by the ASC. Stone or brick accent walls are not required to kill into an architectural feature.

4. Earth-tone exterior colors are preferred. The intent is for the individual house to blend with the natural setting and the community.

Exterior Windows and Doors

1. Windows and doors should be of high quality materials, including wood, vinyl or aluminum exterior finishes.

Roofs

1. Slope of roofs should be appropriate to the style of the home and at a minimum of 6/12 pitch unless otherwise approved by the ASC. Roof overhangs of 18 inches or greater are recommended.
2. Recommended roof surfacing materials are true dimensional asphalt shingles, cedar shakes, and metal seamed roofing. Other roofing materials are subject to ASC approval.
3. Gutters and downspouts should match or complement the trim. Any proposed leaf guards must either be compatible with the roof color or match the gutter.
4. All roof stacks, flashing, and metal chimney caps shall have a dark dull finish. For flashing, copper or anodized aluminum is recommended. Roof stacks and plumbing vents shall be placed on rear slopes of the roof where possible.
5. Chimneys must be masonry, using either brick, stone, or stucco. Any other materials are subject to ASC approval.

Garages, Driveways, Walkways and Detached Accessory Buildings

1. All homes shall have a minimum of a two-car garage. The ASC may waive this requirement. **Attached garages are required, unless otherwise stated in the covenants for the applicant's community. Carports are not permitted**.
2. The garage door design and material are to be compatible with other approved doors and existing doors in the community. Double garage doors that give the appearance of two individual doors are encouraged.
3. To minimize visibility from the golf course (where applicable) garage entrances shall be screened using an ASC approved plan.
4. Driveways shall be paved. Acceptable surfaces include asphalt, concrete, and concrete with aggregate surface. Concrete pavers, concrete stamping, brick inlays or brick edging are encouraged accents. Driveways in RiverStone are required to be aggregate to match the community roads. Any accent shall be compatible with the color and texture of the building features used on the home. Any use of color and surface effects (stamping, brick, pavers, etc.) on the driveway shall be approved by the ASC.
5. Street side parking may not be created by extending any portion of the street pavement into the lot. Large vehicle parking areas other than those used to access the garage are discouraged, and must be approved by the ASC.
6. Driveway connections shall be at approximate right angles to the street with an eight-foot radius for the apron, shall provide continuity of any drainage swale or curb and blend into the street pavement. Driveways shall be a minimum of 10 (ten) feet wide, except for a minimum of 16 feet wide at the garage entrance. **The maximum driveway width at the point of connection to the apron is to be 14 feet** unless approved by the ASC**.** Driveways

longer than 25 feet should include some curvature to provide a more aesthetically pleasing view from the street.

7. Driveways will normally have a single entrance from the street. Exceptions may be granted as dictated by site configuration or topography. The distance between driveway cuts should be similar to the distances between other driveway cuts along the street so the rhythm of the streetscape is not interrupted. Multiple driveways may not exceed 12 feet in width and garage doors may not face the street. Where possible, access to corner homesites shall be from the less traveled street.
8. Driveways may intrude into setback areas only when approved by the ASC. A minimum five-foot strip between the driveway and the side lot line shall be available for landscaping or grass. Grading is to be kept at least five feet from the property line.
9. A walkway directly to the street must be approved by the ASC. It is important that any walkway be simple and unobtrusive. The walkway is to be designed and located so that it will not interfere with right-of-way mowing operations.
10. Detached accessory buildings including, but not limited to sheds, dog houses, garages or temporary shelters of any kind <u>are prohibited.</u>

Grading and Drainage

1. All homes will be completed at a finished floor elevation compatible with the surroundings.
2. A drainage plan showing the potential impact on adjacent properties is required prior to approval by the ASC. The builder is responsible for installing the drainage system in accordance with the approved drainage plan.
3. **Stormwater systems shall be designed** to handle the total anticipated future volume and velocity of stormwater. The drainage plan shall provide details for management of normal drainage. Stormwater which has been collected or diverted must be managed so that it does not adversely affect other property. The landscape professional and the general contractor shall design and build, and the property owners shall redesign and rebuild as necessary, the stormwater system to meet that objective.
4. The topography shown on the site plan shall extend 50 feet on all sides from the property lines of the homesite to be constructed upon.
5. Gutter drains may be directed to adjacent ponds, or tie into the existing sleeved drains under the curb. Daylight drains (over the curb) are not permitted. Drains may **<u>not</u>** be tied in to drainage piping in RiverStone, but should be directed to sub-ground leaching pits.
6. Each owner shall refrain from altering or interfering with the function of drainage areas abutting the homesite. In some cases, it may be mutually effective for adjacent properties to consider drainage that will benefit both properties.
7. Swales are discouraged.

Design Review Decisions

Upon receipt of a properly completed application, the ASC will review and render one of three types of decisions in writing:

1. Approved
2. Approved subject to limiting conditions
3. Disapproved

If an application is “approved”, the applicant may proceed.

If an application is “approved subject to limiting conditions,” then the applicant must make the required changes and resubmit prior to proceeding.

In the event an application is “disapproved,” then the applicant must make appropriate changes and resubmit.

The ASC may deny approval of any proposed new construction or changes to existing homes on purely aesthetic grounds, where, in its sole judgment, such action is required to maintain architectural excellence in exterior materials and design.

Appeal

If an application has been disapproved or the approval is subject to limiting conditions, the applicant may request an appeal before the ASC. The ASC will review the appeal and notify the applicant of its final decision within ten (10) business days of the hearing of the appeal.

To appeal the final decision of the ASC, the applicant must submit a written request for a hearing before the POA Board of Directors specifying the applicant’s objections.

The Board of Directors will schedule the hearing within 40 business days after receipt of the written request. The board will notify the applicant of its decision within two (2) business days after the hearing. The board’s decision is final.

New Construction Timeline

Approval shall be documented when the Certificate of Approval is issued. Approval will automatically be revoked unless construction is commenced within five (5) months of the final architectural review approval. Time extension may be granted upon receipt of a written request prior to revocation.

Unless specific waiver is approved by the ASC, the construction of any improvement shall be completed within 18 months after commencement.

Tree Removal

1. As a general guideline, trees that are within the following categories will be approved for removal:
    a. Trees that are located within the dwelling footprint
    b. Trees that are located within 15 feet to the foundation
    c. Trees that are dead, diseased or damaged - the ASC will require the opinion of an arborist or other expert to make recommendations relative to the health of a tree
    d. Storm damaged trees may be removed with the approval of the POA, ASC or designated representative.
2. 2. No cutting or clearing of trees shall be commenced until site plans and specifications showing the nature, kind, shape and location of work have been submitted and approved, and the final stakeout on site has been approved by the designated ASC Representative. The ASC will maintain a record of approved site plans for tree removal
3. All trees within the building footprint that are scheduled for removal must be included on plans and shall be tagged with colored ribbons to allow for an on-site inspection along with the final stakeout.
4. Healthy trees with a trunk diameter greater than six (6) inches measured at four (4) feet above natural grade, and not otherwise subject to the construction and building guidelines (within 15 feet of the foundation), may not be cut down, mutilated or removed without ASC approval. The submittal of a written application to the ASC is required. The ASC will consider the unique attributes and features of the homesite as well as the surrounding areas in its determination.
5. Unauthorized removal of trees may be subject to monetary penalties depending on the size, age and species of the tree and will be at the sole discretion of the ASC.
6. In the event of approval by the ASC the following requirements may apply:
    a. Removal of healthy trees may require replacement with either the same or with alternative specimens.
    b. A replacement tree does not necessarily have to be planted in the same location as the tree that is removed. However, the tree should be a minimum of two to four (2 to 4) inches in caliper unless otherwise approved by the ASC
    c. A tree removal and replacement timeline shall be submitted to the ASC for approval. Such timeline shall include specimen, size and proposed location for the replacement.

Exterior Elements

Decks, Swimming Pools, Spas, Hot Tubs

1. Any proposed deck must be designed in keeping with the architecture of the home.
2. Piers supporting porches and decks are to be of a substantial type and structure specifically approved by the ASC.
3. Areas beneath decks and elevated terraces are to be shielded from public view, employ 1-inch x 4-inch lattice or other approved materials.
4. Swimming pools, spas, hot tubs, pool decks, screen enclosures, or decks must be located within the building setbacks.
5. The highest elevation of any permitted pool, spa or hot tub shall not be more than two (2) feet above the natural grade unless integrated into terraced construction and approved by the ASC. No above-ground swimming pools are permitted.
6. Swimming pools, spas, and hot tubs shall not be permitted on the street side of the residence unless otherwise approved bv the ASC
7. Features such as pools, spas, and hot tubs must be screened and/or landscaped to reduce visibility from the golf courses, street and neighboring homesites.

Patios

1. Patios may not extend any closer than 50 percent into the rear setback requirement.
2. Patios may not extend into the side setback.

Exterior Lighting

1. Proposed outdoor lighting, including specifications, shall be detailed on the final landscape plan. Outdoor lighting shall be unobtrusive and in keeping with the design of the home. Lamp posts/pedestals are to be located at a minimum of 16 feet back from the curb.
2. The design of entry lighting is to be consistent with the architecture of the home. Location of fixtures is to be indicated on the final exterior landscape plan, and specifications are to be submitted.
3. Lighting for walkways, outdoor livings areas, and landscapes should be low lumen diffused lighting, and should avoid a “runway” effect.

Awnings, Arbors and Pergolas

1. Awnings, canopies, arbors and pergolas shall not be permitted or affixed to the exterior of the residence without prior approval of the ASC. Awning colors shall blend with the existing exterior colors of the house.
2. Freestanding structures such as pergolas, arbors or gazebos must be approved by the ASC prior to installation.
3. Pergolas that are secured to the structure should be centered on doors and be consistent in material to the design of the home and materials used in original construction.

Rip Rap and Bulkheads

1. Rip Rap and Bulkheads are allowed and require ASC approval. Rip rap must be similar in color and size to what is already being used in the community.

Landscaping and Irrigation

1. For lawn areas, sod is required for all new home construction.
2. The landscape plan shall provide for plant material of sufficient size and quantity to maintain or re-establish the natural setting, and to unite the dwelling with the setting in keeping with the high standards of River Landing. The minimum number and size of plants required is listed for each community under Neighborhood Guidelines.
3. All homesites adjoining the golf course shall maintain a 30-foot wide buffer strip separating the golf course from the residence, unless specifically approved by Golf Operations and the ASC. Vegetation within the buffer strip shall appear natural or naturalized with trees and shrubs to clearly delineate where the golf course ends and the yard begins. Where grass from a homesite meets the golf course, the grass must be the same type as is used on the course. If different types of grass are approved for a homesite by the ASC appropriate buffers must be included to separate the different species.
4. All easements and rights-of-way within the boundaries of the homesite shall be landscaped and irrigated by the homeowner as necessary in accordance with the ASC specification.
5. All landscaping shall be completed and maintained according to the final landscape and drainage plans as approved by the ASC. Any significant **additional landscaping or changes** to the approved plan are subject to the approval of the ASC prior to installation.
6. An automatic underground irrigation system of sufficient size and capacity to irrigate all landscaped areas, including lawns and plant beds, must be approved, installed and used. If a maintenance association cares for the grounds, controls must be on the exterior, accessible, and shall be indicated on the final landscape plan submitted to the ASC for approval.
7. Landscaping shall be designed to preserve the line of sight at intersections. Where landscaping subsequently grows such that it does impact sight lines, homeowners shall trim as appropriate.
8. Disturbed slopes steeper than 3:1 shall be stabilized.
9. Landscape design should take advantage of opportunities to replant native shade trees on individual homesites to replace trees lost to construction activities.
10. Wells are to be specifically located on the landscape and drainage plans for ASC approval. All well covers, when used, are to be approved by the ASC. If no cover is used, the well area shall be landscaped and painted to be compatible with the surrounding area.

HVAC/Geothermal HVAC and Generators

1. Placement of HVAC units shall take into consideration the impact of their operation on the neighboring property.
2. HVAC units and generators may extend up to four (4) feet into setback areas only with ASC approval.

3. Units must be screened, preferably with an enclosure or, alternatively, with shrubs of sufficient size to conceal the units.
4. Vertical/Horizontal Closed Loop HVAC systems are permitted. Open Loop and Pump and Dump HVAC systems are reviewed on a case by case basis.

Utilities and Service Areas

1. All utilities shall be underground, except temporary electrical service for homes under construction. Meters, transformers and other utility service equipment shall be screened from view.
2. All waste containers, water softeners, pool pump equipment, etc., should be located indoors when possible, or in rear or side yards inside the setback lines and screened from view.
3. Locations for oil, gas, and propane tanks should be underground with the exception of Candlewood. Tanks shall be located in rear or side yards inside the setback lines and screened from view.
4. Pursuant to North Carolina Senate Bill 670/S.L 2007-279, requests for solar panels will be reviewed on a case-by-case basis. Solar panels must not be visible from streets, neighboring properties, golf courses or amenities. Approval must be granted by the ASC prior to installation.
5. Locations for satellite dishes should be coordinated with an ASC representative for approval.
6.

Fences and Walls

1. Attempts to establish property lines through individual fencing or hedges are not permitted. Fences, when allowed, should encompass general areas. Every effort must be made to retain the feeling of open spaces throughout the community.
2. No wall, fence, hedge, or coping may be constructed on any homesite unless specifically approved by the ASC. Any fence or wall must be consistent with the material used in the surrounding residences and other fences. Care must be taken to preserve the natural contours and open space of the setting.
3. Fences or walls should be contained at least five (5) feet inside the property lines, and in no case will include complete privacy (closed board) or chain link fencing.
4. Approved fencing shall not exceed a height of 48 inches unless otherwise approved by the ASC.
5. No wall, coping, fence or boundary planting may be constructed or maintained in such a manner as to interfere with vision of drivers at any intersection of streets or roads.
6. For fences in Candlewood refer to page 26.

Mailboxes and House Numbers

1. Mailboxes are not permitted at individual residences as a central mail facility is provided
2. Homeowners must display their 911 house number in a location in compliance with Duplin County ordinance.
3. The street address may not be stenciled on the curbing.

Signs

1. No sign or banner of any kind is allowed unless approved by the ASC before installation.
2. The ASC has approved building signs for CHP Builder Members. Building signs are to be removed by the general contractor upon the issuance of the COC.
3. No Subcontractor signs are allowed.
4. "For Sale" or "For Rent" signs are prohibited.
5. In accordance with the NC Planned Community Act, political signs (no larger than 24 inches by 24 inches in size) are limited to one (1) per lot, and may be displayed only 45 days before an election and are to be removed by the seventh day following an election.

Play Equipment

1. All play equipment must be approved by the ASC prior to installation.
2. Playground equipment such as swing sets, trampolines, playhouses and climbing apparatus must be placed in the rear yard of the residence, be of high quality materials, and shall be maintained as originally installed.
3. Basketball goals shall be as unobtrusive as possible and compatible with the home.

Decorations

1. Decorative yard objects such as fountains, trellises and statues shall be submitted for ASC approval. Dimensions, color, and planned location shall be included in requests for approval. Small, easily portable fountains, statues, and sculptures may be allowed without ASC approval. Once installed, all objects will be maintained in good condition. Objects in the same general area that give a cluttered appearance will not be allowed.
2. Holiday decorations are considered temporary and must be removed within 30 days (maximum) from the end of the Holiday (midnight). In an effort to be considerate of neighbors, all exterior decorations including lights, inflatables and figurines with musical components and/or moving parts must turn off no later than 11PM.

Flag Display

1. The American flag and the state of North Carolina flag must be displayed in accordance with U.S. Code Title 4 §5-10 and N.C. General Statue § 47F-3-121.

2. A flagpole is permitted for the American flag and/or the state of North Carolina flag only, and must have prior ASC approval.
3. When flags other than the American flag or the state of North Carolina flag are flown, the design shall be non-offensive. The ASC can approve, deny, or limit these displays as to the size, quantity, location, color, etc. as the ASC deems appropriate.

Combining Adjacent Homesites

1. When two or more adjacent homesites are combined prior to construction of the home, the combined lot shall be treated as one homesite, and all requirements for landscaping and irrigation shall apply to the combined lot. This may also require more plantings than a single homesite.
2. In situations where an adjacent homesite is combined to add property to an existing home's site, the following will apply.
    a. A landscape plan shall be submitted to the ASC within 60 days of the lot combination.
    b. The additional property shall be landscaped in a manner that is consistent with the original homesite.
    c. After approval, landscaping shall be completed within (six) 6 months.
    d. Once combined, the additional lot is treated as the original homesite, and must be maintained in accordance with the above requirements.

NOTE: In communities that include a landscape maintenance plan, there may be an additional charge to maintain the expanded homesite. The charge will be determined based on the required maintenance.

Construction Site Requirements

1. Lot and dwelling corners must be staked prior to commencement of construction.
2. Protective fencing shall be used to mark the boundary of the construction site. The street side of the lot does not require fencing. Safety or silt fencing is acceptable. Silt fencing with a minimum height of 24 inches may be used. For job sites that border ponds or streams, additional silt fencing shall be required to contain runoff from the site. Fencing shall remain in place and be properly maintained until the installation of the final landscaping has begun.
3. All job sites shall be kept in a neat and orderly condition. No materials shall be placed or stored beyond the boundary of the homesite without written permission from the affected party. Such permission shall be filed with the ASC Representative.
4. Job site debris shall be discarded in bins, dumpsters, or other approved containers. Fenced areas for debris are not permitted. Containers shall be emptied as necessary to avoid overflow onto the job site. Should it be necessary for River Landing to have a site cleaned, the resulting fee shall be deducted from the construction deposit.

5. Fencing, trash containers and porta-johns shall be properly installed on the construction site and approved by the ASC Representative upon the completion of the footers being poured.
6. Access to construction sites will normally be through the East Gate, unless otherwise approved. Access to building sites in River Ridge, The Bluffs and The Falls may require access via River Road. This is specifically required for heavy loads that shall not cross the bridge on River Ridge Drive. Gate personnel will advise when the alternate route must be used.
7. Automatic access entry devices may be purchased by approved contractors to facilitate access into the community. Automatic access entry devices are subject to certain schedule restrictions.
8. All general contractors shall keep an emergency phone number on record with the gatehouse, the ASC, and the POA.
9. No alcoholic beverages or illegal drugs are permitted on construction sites.
10. The playing of higher than loud music is prohibited.
11. No fires on construction sites are allowed.
12. All persons shall obey the community traffic rules and regulations. The posted speed limit in River Landing is 25mph.
13. When it is necessary to use a street for brief periods to load or unload, flagmen and warning devices are recommended. In no case are streets to be used as material staging areas.
14. Temporary construction site office trailers may not be placed on any homesite unless the ASC has granted permission and approved the proposed trailer and site.
15. Vehicles may not be parked on neighboring property without the written permission of the owner of that property, which shall be filed with the ASC Coordinator. Care is to be taken when parking on the curb area. The general contractor shall be responsible for any damages.
16. Erosion control is the responsibility of the general contractor and appropriate measures shall be taken to reduce sediment washing into the storm drainage system or ponds. Sediment that washes into the street shall be removed as quickly as possible and is the responsibility of the general contractor. Silt fencing may be required to avoid runoff into the streets.
17. The permit box and any temporary utilities shall be removed upon the issuance of the CO.
18. The ASC has approved building signs for Custom Home Program members. The purpose of such signs is to identify job sites. Building signs are to be removed by the general contractor upon the issuance of the COC.
19. No subcontractor signs are allowed.

Neighborhood Guidelines - Estate

Estate Homesites in Red Berry, River Bend, River Ridge, RiverStone, The Bluffs

Dimensional requirements

1. Minimum heated square footage
    a. 2,500 square feet total
    b. If two-story, 1,500 square feet on the first floor
2. Maximum height is 40 feet from roof ridge to finished surface of first floor

Building Setbacks

Red Berry, River Bend, River Ridge (Phase 1 and 2):

1. Front yard – 50 feet measured from front lot line
2. Side yard of corner lot which lies adjacent to a street – 25 feet measured from side lot line
3. Side yard other than side yard of corner lot – 15 feet measured from side lot line
4. Rear yard adjacent to golf course – 30 feet measured from rear lot line
5. Rear yard adjacent to pond – 25 feet measured from rear lot line
6. Rear yard other than rear yard adjacent to golf course, pond, or river – 25 feet measured from rear lot line
7. Rear yard adjacent to the Northeast Cape Fear River – 25 feet measured from rear lot line

River Ridge Phase 3 (RR1 – RR21), River Ridge Phase 4 (RR22 – RR58), The Bluffs at River Ridge (B 1 – B 116)

1. Front yard – 35 feet measured from front lot line
2. Side yard of corner lot which lies adjacent to a street – 25 feet measured from side lot line
3. Side yard other than side yard of corner lot – 15 feet measured from side lot line
4. Rear yard adjacent to golf course – 30 feet measured from rear lot line
5. Rear yard adjacent to Northeast Cape Fear River – 60 feet from river bank measured at normal river height
6. Rear yard adjacent to a pond – 25 feet measured from rear lot line
7. Rear yard other than rear yard adjacent to golf course, pond, or river – 25 feet measured from rear lot line
8. Rear yard in The Bluffs other than rear yard adjacent to the Northeast Cape Fear River – 35 feet measured from rear lot line

Landscape Requirements

The following minimal requirements shall be installed and maintained for all Estate neighborhoods except RiverStone.

1. For lawn areas, sod is required for all new home construction.
2. A minimum of 20 trees is required:
    a. Hardwoods and Evergreens with calipers of 3 inches or greater and with expected mature heights in excess of 15 feet shall be counted as two (2) trees.
    b. Ornamental trees should be a minimum of 2 inches in caliper.
3. A minimum of 90 foundation shrubs is required:
    a. All foundation shrubs should meet a minimum specification requirement of 12-inches in height and 12-inches in width.
    b. In certain estate neighborhoods, the number of foundation shrubs required may vary dependent on the size of the homesite. The landscape designer should recommend the appropriate number of shrubs and submit for ASC approval.
4. All ground cover areas cannot encroach or come in contact with any portion of the golf course area. Natural areas that are part of the golf course property can have ground cover areas adjacent to the boundary line.

Estate Homesites in RiverStone

Dimensional Requirements

1. Minimum heated square footage
    a. 2,000 square feet total
    b. If two-story, 1,200 square feet on the first floor
2. Maximum height is 40 feet from roof ridge to finished surface of first floor
3. The first floor shall be a minimum of eight (8) feet above the highest grade on the lot

Building Setbacks

1. Front yard – 35 feet measured from front lot line
2. Side yard of corner lot which lies adjacent to a street – 25 feet measured from side lot line
3. Side yard other than side yard of corner lot – 15 feet measured from side lot line
4. Rear yard adjacent to golf course – 30 feet measured from rear lot line
5. Rear yard adjacent to Northeast Cape Fear River – 60 feet from river bank measured at normal river height
6. Rear yard other than rear yard adjacent to golf course or river– 25 feet measured from rear lot line

Driveways

Driveways are to be constructed using concrete with a stone aggregate in a color and character approved by the ASC to match the road providing access to the dwelling.

Foundation

Stone foundation is required. The color and other characteristics of the stone shall be subject to ASC approval.

Garages

1. The garage will be located underneath the first heated floor of the dwelling (i.e., due to each homesite being in a flood plain, the garage is to be located on the ground level and the living space is to be located on a level above the garage).
2. The ground level structure shall be screened with lattice or other similar screening materials and constructed such that it will either break away or can be raised (or easily removed) at times when water intrudes onto the homesite.

Sewer

1. Each lot owner will be responsible for obtaining, installing, operating, and maintaining a "grinder pump" to connect each dwelling's sewer system to the central sewer system serving the Development.
2. The "grinder pump" system to be utilized must be in compliance with applicable governmental regulatory requirements and evidence of such approval shall be provided to the ASC prior to its installation.

Drainage and Runoff

1. Each lot shall be improved such that storm water runoff is in compliance with applicable government regulatory requirements.
2. A drainage plan shall be submitted that provides details for the drainage of the lot. The plan shall ensure that drainage and runoff does not adversely impact neighboring property.
3. Gutter drains must be collected in a sub-ground leaching bed.
4. Gutter drains may be directed to adjacent ponds.
5. Pop-up drains in the lawn are not recommended.
6. Daylight (over the curb) drains are prohibited.

Landscape Requirements

The following minimal requirements shall be installed and maintained for all RiverStone homesites.

1. For lawn areas, sod is required for all new home construction.
2. A minimum of 20 trees is required:
    a. Hardwoods and Evergreens with calipers of 3 inches or greater and with expected mature heights in excess of 15 feet shall be counted as two (2) trees.
    b. Ornamental trees should be of a minimum of 2 inches in caliper.
3. A minimum of 50 foundation shrubs is required. All foundation shrubs should meet a minimum specification of 12-inches in height and 12-inches in width.
4. All ground cover areas cannot encroach or come in contact with any portion of the golf course area. Natural areas that are port of the golf course property can have ground cover areas adjacent to the boundary lines.
5. The landscape plan shall preserve and blend in with the natural surroundings to the extent possible, which shall include, without limitation, having only minimal lawns.

Neighborhood Guidelines - Residential

Residential Homesites in The Falls at River Ridge, Firefly Meadow, Legacy Lakes, Legacy Oaks, Legacy Oaks West, Maple Creek, Red Fox Run, River Woods, Sycamore Glenn

Dimensional Requirements

1. Minimum heated square footage
    a. 1,800 square feet total
    b. If two-story, 1,500 square feet on the first floor
2. Maximum height is 35 feet from roof ridge to finished surface of first floor

Building Setbacks

1. Front yard – 25 feet measured from front lot line
2. Side yard of corner lot which lies adjacent to a street – 25 feet measured from side lot line
3. Side yard other than side yard of corner lot – 10 feet measured from side lot line
4. Rear yard adjacent to golf course – 30 feet measured from rear lot line
5. Rear yard adjacent to pond – 25 feet measured from rear lot line
6. Rear yard other than rear yard adjacent to golf course or pond – 25 feet measured from rear lot line

Residential Homesites in Cardinal Crest, Legacy Woods, Sycamore Forest, Sycamore Lakes, The Pines, The Peninsula at Legacy Woods

Dimensional Requirements

1. Minimum heated square footage
    a. 1,400 square feet total
    b. If two-story, minimum of 1,200 square feet on the first floor
2. Maximum height is 35 feet from roof ridge to finished surface of first floor

Building Setbacks

1. Front yard – 25 feet measured from front lot line
2. Side yard of corner lot which lies adjacent to a street – 25 feet measured from side lot line
3. Side yard other than side yard of corner lot – 10 feet measured from side lot line
4. Rear yard adjacent to golf course – 30 feet measured from rear lot line
5. Rear yard adjacent to pond – 25 feet measured from rear lot line
6. Rear yard other than rear yard adjacent to golf course or pond – 25 feet measured from rear lot line

Landscape Requirements for all Residential Homesites

The following minimal requirements shall be installed and maintained for all Residential Homesites.

1. For lawn areas, sod is required for all new home construction.
2. A minimum of 10 trees is required:
    a. Hardwoods and Evergreens with caliper of 3 inches or greater and with expected mature heights in excess of 15 feet shall be counted as two (two) trees.
    b. Ornamental trees should be of a minimum 2 inches in caliper.
3. A minimum of 50 foundation shrubs is required. All foundation shrubs should meet a minimum specification requirement of 12-inches in height and 12-inches in width.
4. All ground cover areas cannot encroach or come in contact with any portion of the golf course area. Natural areas that are part of the golf course property can have ground cover areas adjacent to the boundary line.

Residential Homesites in The Vineyards

Dimensional Requirements

1. Minimum heated square footage
    a. 1,400 square feet total
    b. If two-story, 1,200 square feet on the first floor
2. Maximum height is 35 feet from roof ridge to finished surface of first floor

Building Setbacks

1. Front yard – 25 feet measured from front lot line
2. Side yard of corner lot which lies adjacent to a street – 25 feet measured from side lot line
3. Side yard other than side yard of corner lot – 10 feet measured from side lot line
4. Rear yard adjacent to pond - 25 feet measured from rear lot line
5. Rear yard other than rear yard adjacent to pond – 25 feet measured from rear lot line

Sewer

1. Each Lot Owner will be responsible for obtaining, installing, operating, and maintaining a "grinder pump"** to connect each dwelling's sewer system to the central sewer system serving the Development.
2. The"grinder pump" system to be utilized must be in compliance with applicable government regulatory requirements and evidence of such approval shall be provided to the ASC prior to its installation.

** It is the General Contractors responsibility to contact the ASC Coordinator to determine if a grinder pump is a requirement. **

Residential Homesites in Vintner's Row

Dimensional Requirements

1. Minimum heated square footage
    a. 2,200 square feet total
    b. If two-story, 2,000 square feet on the first floor
2. Maximum height is 40 feet from roof ridge to finished surface of first floor

Building Setbacks

1. Front yard – 25 feet measured from front lot line
2. Side yard of corner lot which lies adjacent to a street – 25 feet measured from side lot line
3. Side yard– 10 feet measured from side lot line
4. Rear yard – 25 feet measured from rear lot line
5. Rear yard adjacent to a pond – 25 feet measured from rear lot line

Sewer

1. Each Lot Owner will be responsible for obtaining, installing, operating, and maintaining a "grinder pump" to connect each dwelling's sewer system to the central sewer system serving the Development.
2. The grinder pump" system to be utilized must be in compliance with applicable governmental regulatory requirements and evidence of such approval shall be provided to the ASC prior to its installation.

Landscape Requirements for Residential Homesites in The Vineyards and Vintner's Row

The following <u>minimal requirements</u> shall be installed <u>and maintained</u> for all Residential Homesites.

1. For lawn areas, sod is required for all new home construction.
2. A minimum of 10 trees is required:
    a. Hardwoods and Evergreens with caliper of 3 inches or greater and with expected mature heights in excess of 15 feet shall be counted as two (two) trees.
    b. Ornamental trees should be of a minimum 2 inches in caliper.
3. A minimum of 50 foundation shrubs is required. All foundation shrubs should meet a minimum specification requirement of 12-inches in height and 12-inches in width.
4. All ground cover areas cannot encroach or come in contact with any portion of the golf course area. Natural areas that are part of the golf course property can have ground cover areas adjacent to the boundary line.

Neighborhood Guidelines - Villages

Village Homesites in Cedar Point

Shoreline Design Group

The Albemarle The Beaufort The Chatham The Durham The Etowah

1. Review the renderings of the five standard plans and select a preferred design.
2. One full set of standard plans is available from the ASC Coordinator.
3. Custom modifications that alter the footprint or the exterior elevations require approval and are the responsibility of the property owner requesting changes to the standard home design.

Dimensional Requirements

1. Minimum heated square footage
    a. 1,400 square feet total
    b. If two-story, minimum of 1,200 square feet on the first floor
2. Maximum height is 35 feet from roof ridge to finished surface of first floor

Building Setbacks

1. Front yard – 20 feet measured from front lot line
2. Side yard of corner lot which lies adjacent to a street – 20 feet measured from side lot line
3. Side yard – 5 feet measured from side lot line
4. Rear yard adjacent to golf course – 25 feet measured from rear lot line
5. Rear yard adjacent to a pond – 20 feet measured from rear lot line
6. Rear yard – 20 feet measured from rear lot line

Landscape Requirements

The following minimal requirements shall be installed and maintained for all Cedar Point homesites.

1. For lawn areas, sod is required for all new home construction.
2. A minimum of 10 trees is required:
    a. Hardwoods and Evergreens with calipers of 3 inches or greater and with expected mature heights in excess of 15 feet shall be counted as two (2) trees.
    b. Ornamental trees should be of a minimum 2 inches in caliper.
3. A minimum of 40 foundation shrubs is required. All foundation shrubs should meet a minimum specification of 12-inches in height and 12-inches in width.
4. All ground cover areas cannot encroach or come in contact with any portion of the golf course area. Natural areas that are part of the golf course property can have ground cover areas adjacent to the boundary line.

Village Homesites in Magnolia Bay

Hood Herring Architecture PLLP

The Bayview The Creekside The Fairview
The Lakeshore The Magnolia Glen

Sullivan Design Group, Inc.

The Magnolia Bay The Tanglewood

1. Review the renderings of the seven standard plans and select a preferred design.
2. One full set of standard plans is available from the ASC Coordinator.
3. Custom modifications that alter the footprint or the exterior elevations require approval and are the responsibility of the property owner requesting changes to the standard home design.

Dimensional Requirements

1. Minimum heated square footage
    a. 1,400 square feet total
    b. If two-story, minimum of 1,200 square feet on the first floor
2. Maximum height is 35 feet from roof ridge to finished surface of first floor

Building Setbacks

1. Front yard – 20 feet measured from front lot line
2. Side yard of corner lot which lies adjacent to a street – 20 feet measured from side lot line
3. Side yard – 5 feet measured from side lot line
4. Rear yard adjacent to golf course – 25 feet measured from rear lot line
5. Rear yard adjacent to pond – 20 feet measured from rear lot line
6. Rear yard – 20 feet measured from rear lot line

Landscape Requirements

The following <u>minimal requirements</u> shall be installed <u>and maintained</u> for all Magnolia Bay homesites.

1. For lawn areas, sod is required for all new home construction.
2. A minimum of 10 trees is required.
    a. Hardwoods and Evergreens with calipers of 3 inches or greater and with expected mature heights in excess of 15 feet shall be counted as two (2) trees.
    b. Ornamental trees should be of a minimum 2 inches in caliper.
3. A minimum of 40 foundation shrubs is required. All foundation shrubs should meet a minimum specification of 12-inches in height and 12-inches in width.
4. All ground cover areas cannot encroach or come in contact with any portion of the golf course area. Natural areas that are part of the golf course property can have ground cover areas adjacent to the boundary line.

Village Homesites in River Village Square

Shoreline Design Group

The Brunswick **The Cape Fear** **The Rockfish** **The White Oak**

1. Review the renderings of the four standard plans and select a preferred design.
2. One full set of standard plans is available from the ASC Coordinator.
3. Custom modifications that alter the footprint or the exterior elevations require approval and are the responsibility of the property owner requesting changes to the standard home design.

Dimensional Requirements

1. Minimum heated square footage:
    a. 1,400 square feet total
    b. If two-story, minimum of 1,100 square feet on the first floor
2. Maximum height is 35 feet from roof ridge to finished surface of first floor

Building Setbacks

1. Front yard – 25 feet measured from front lot line
2. Side yard of corner lot which lies adjacent to a street – 20 feet measured from side lot line
3. Side yard – 5 feet measured from side lot line
4. Rear yard adjacent to pond – 25 feet measured from rear lot line
5. Rear yard – 25 feet measured from rear lot line

Landscape Requirements

The following <u>minimal requirements</u> shall be installed <u>and maintained</u> for all River Village Square homesites.

1. For lawn areas, sod is required for all new home construction.
2. A minimum of 10 trees is required.
    a. Hardwoods and Evergreens with calipers of 3 inches or greater and with expected mature heights in excess of 15 feet shall be counted as two (2) trees.
    b. Ornamental trees should be of a minimum 2 inches in caliper.
3. A minimum of 40 foundation shrubs is required. All foundation shrubs should meet with a minimum specification of 12-inches in height and 12-inches in width.
4. All ground cover areas cannot encroach or come in contact with any portion of the golf course area. Natural areas that are part of the golf course property can have ground cover areas adjacent to the boundary line.

Village Homesites for Candlewood

The Cardinal The Carolina The Daniel The King The Rosemary

1. Review the renderings of the five standard plans and select a preferred design.
2. One full set of standard plans is available from the ASC Coordinator.
3. Custom modifications that alter the footprint or the exterior elevations require approval and are the responsibility of the property owner requesting changes to the standard home design.

Dimensional Requirements

1. Minimum heated square footage
    a. 1,400 square feet total
    b. If two-story, minimum of 1,200 square feet on first floor
2. Maximum height is 35 feet from roof ridge to finished surface of first floor

Building Setbacks

1. Front yard – 20 feet measured from front lot line
2. Side yard of corner lot which lies adjacent to a street – 20 feet measured from side lot line
3. Side yard– 5 feet measured from side lot line
4. Rear yard adjacent to golf course – 25 feet measured from rear lot line
5. Rear yard adjacent to a pond – 20 feet measured from rear lot line
6. Rear yard– 20 feet measured from rear lot line

Additional Requirements for Candlewood

The intent for Candlewood is that the homes closely match in all respects. All exterior materials shall be nearly identical in style and appearance.

1. Brick and mortar shall closely approximate the colors used in current Candlewood homes. Brick color: Buckingham obtained from General Shale. (St. Augustine brick by Cherokee Sanford used in older Candlewood homes is no longer available).
2. Garage doors shall be white in color.
3. Shingles shall be either Elk Prestique – Sablewood or Timberline – Weathered Wood Blend.
4. Underground irrigation must be connected to the Association irrigation system for which a connection fee may be required.
5. Fences in Candlewood are allowed, however, there are more specific guidelines as homes are in a maintenance association where landscape service is provided. Contact the ASC Coordinator for the guidelines.

Landscape Requirements

The following minimal requirements shall be installed and maintained for all Candlewood homesites.

1. For lawn areas, sod is required for all new home construction.
2. A minimum of 7 trees is required.
   a. Hardwoods and Evergreens with calipers of 3 inches or greater and with expected mature heights in excess of 15 feet shall be counted as two (2)trees.
   b. Ornamental trees should be of a minimum 2 inches in caliper.
3. A minimum of 30 foundation shrubs is required. All foundation shrubs should meet a minimum specification of 12-inches in height and 12-inches in width.
4. All ground cover areas cannot encroach or come in contact with any portion of the golf course areas. Natural areas that are part of the golf course property can have ground cover areas adjacent to the boundary line.

Appendices

Application Checklist **Appendix I**

Schedule of Deviations **Appendix II**

Correction of Deviations **Appendix III**

General Contractor Certification Agreement **Appendix IV**

Schedule of Deductions from Construction Deposit **Appendix V**

Application for Homesite Construction or Improvement **Appendix VI**

Appendix I - Application Checklist

Homesite Number: _____
Community: _____
General Contractor: _____
Permit Number: _____
Property Owner: _____

Date Requirement Satisfied	**Checklist item**
_____	Application review fee of $500 paid to River Landing POA
_____	Completed Application for Homesite Construction or Improvements

A. Site plan (minimum scale: 1-inch = 10 ft. or 1-inch = 20 ft.) showing at least:

1. _____ Boundary lines, north arrow
2. _____ Topography
3. _____ Setbacks, easements, and rights of way
4. _____ Houses and other improvements existing for adjacent lots
5. _____ Tree survey and legend
6. _____ All proposed improvements, such as house (including roof overhang), walkway, driveway, fences, patios, decks, sports equipment/facilities
7. _____ Impervious surface calculations
8. _____ Final grading and drainage plan refined to show existing and proposed contours and effects on adjacent properties
9. _____ All floor level elevations, decks, and patio elevations
10. _____ Storm drainage structures, such as yard basins, pipe, culverts, French drain
11. _____ Location of utilities, including grinder pump where applicable
12. _____ Staking and layout
13. _____ Retaining wall details with top and bottom wall elevations (as applicable)

B. Floor plans (minimum scale ¼-inch = 1 ft.) showing at least:

1. _____ All exterior wall openings, such as doors and windows
2. _____ All porches, decks, patios, and screen walls
3. _____ Heated square footage per level
4. _____ Square footage calculations of garages, decks, patios, and porches

C. Exterior elevations (minimum scale ¼-inch = 1 ft.) showing at least:

1. _____ All sides and hidden planes
2. _____ Existing and proposed grades plotted on elevations
3. _____ Exterior finishes and detail
4. _____ Deck/balcony/stair and porch rail detail sufficiently enlarged to show visual impact with grade plotted
5. _____ Exterior trim detail
6. _____ Chimney top and spark arrestor detail
7. _____ Gable end and eave detail
8. _____ Skylight detail

D. Building sections (minimum scale 3/4-inch = 1 ft.) and other details showing at least:

1. _____ Floor, wall, ceiling, roof relationships
2. _____ Foundation material
3. _____ Roof structure with pitch and covering material
4. _____ Exterior decks, balconies and stairs
5. _____ Flashing detail (head and sill)
6. _____ Beam bearing and connection detail

E. Exterior materials, finishes and colors: (Samples may be required)

1. _____ Roof: manufacturer's material sample in color selected
2. _____ Exterior walls: manufacturer's material samples, include mortar sample if walls are brick: include brick and mortar color
3. _____ Fascia and trim: materials/color
4. _____ Gutters: color, specify manufacturer and material
5. _____ Windows: color and photograph, manufacturer, specification sheet, including mullion detail
6. _____ Doors/garage doors: color, manufacturer, specification sheet, type
7. _____ Patio/decks: material (sample may be required) with finish and color
8. _____ Fences/walls: material (sample may be required) with finish and color
9. _____ Screen/sunroom enclosures: material with finish and color
10. _____ Exterior lighting: color/finish, photograph, specification sheet, manufacturer
11. _____ Driveways: Description

F. Additional drawings and detail for a site specific set of construction plans

1._____ Cross section

2._____ Stair detail

3._____ Bay or dormer detail

4._____ Framing plans

4._____ Garage door detail

G. Final stakeout on site:

NOTE: Items marked with * shall be completed before tree removal

Items marked with** shall be completed prior to issuance of COA

1._____ Lot corners*

2._____ Dwelling corners*

3._____ Trees approved for removal*

4._____ Protective fencing installed upon completion of the footers being poured**

5._____ Trash container on site upon completion of the footers being poured**

Appendix II - Schedule of Deviations

Homesite Number: _____
Community:_____
General Contractor:_____
Permit Number: _____
Property Owner: _____

Schedule of Deviations
(Attachment to Certificate of Compliance)

The undersigned respectfully certify to the River Landing ASC that they have made a final inspection and that to the best of their knowledge, through observation, the building structure and other improvements on the above homesite deviate from the approved plans and specifications only as follows:

Architectural Plan: (check which apply)

Meets Guidelines	Significant Deviation	Description
_____	_____	_____
		_____
		_____
_____	_____	_____

Attach additional sheets, drawings, or color and materials samples as needed to specifically identify change.

Landscape Plan: (check which apply)

Meets Guidelines	Significant Deviation	Description
_____	_____	_____
		_____
_____	_____	_____
		_____

All significant deviations should be removed or otherwise corrected as set forth on the attached Corrections of Significant Deviations.

_____
Signature ASC Coordinator Date

_____
Signature General Contractor Date

Appendix III - Correction of Deviations

Homesite Number: _____
Community: _____
General Contractor:_____
Permit Number: _____
Property Owner: _____

The significant deviations should be corrected as follows:

Architectural Plan:	Correction made: date/initial
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Landscape Plan:	
_____	_____
_____	_____
_____	_____
_____	_____

_____
Signature ASC Coordinator Date

_____
Signature General Contractor Date

Appendix IV – General Contractor Certification Agreement

General Contractor:_____

The undersigned General Contractor ("General Contractor"), given ASC approval for new home construction in River Landing, certifies and warrants that:

1. All persons managing or supervising work in River Landing, including subcontractors, have read and/or understand the current ASC Guidelines and covenants for River Landing.
2. The General Contractor will be responsible for building in accordance with the guidelines, covenants and the plans and specifications approved by the ASC.
3. The General Contractor will be responsible for correcting deviations from the approved plans and specifications, colors and materials, and guidelines that are not approved by the ASC prior to construction. If any deviation is not approved, the General Contractor will promptly do whatever is needed to eliminate the deviation and properly complete the construction.
4. The General Contractor has read the Construction Site Requirements and will comply. (Attach copy of Construction Site Requirements from the current ASC Guidelines).

In order to ensure compliance with the conditions of this Agreement, the General Contractor must provide a construction deposit of $3,000 ("the Deposit") for each home approved by the ASC for new construction. The Deposit shall be held by the POA in an account until the construction is completed and any discrepancies identified at the final inspection have been corrected. Any monies paid by the POA (i) to correct changes not approved by the ASC, (ii) to repair damages to adjacent property, common areas or the golf course, or (iii) to clean up the job site or other construction debris, will be deducted from the Deposit, as will other deductions, which may be assessed against the General Contractor for violations as set out in Appendix V. The General Contractor agrees to replenish the Deposit to the original amount upon notification that the account has a balance of $1,000 or less. The General Contractor agrees to cease construction if the Deposit is not replenished within seven (7) days of notification. Any funds remaining in the account after approved final inspection shall be returned to the General Contractor without interest.

The General Contractor agrees to pay all attorney fees and other associated costs incurred by the ASC and/or POA that result from violations of this Agreement, Construction Site Requirements, or the Declaration of Covenants, Conditions and Restrictions applicable to River Landing.

This _____ day of _____, _____

General Contractor: _____

Authorized Representative of the ASC: _____

Appendix V - Schedule of Deductions from Construction Deposit

Improper jobsite signage	$50.00
Littered Site	$100.00
Non-Compliance after notice	$100.00*
Parking on adjacent property without written permission from owner	$100.00
Working after permitted construction hours	$50.00
Unapproved trash receptacle or portable toilet	$100.00
Building equipment on adjacent site without written permission from owner	$250.00
Damage to adjacent property	$100.00
Starting construction prior to final and/or on site approval	$500.00
Damage to golf course	$500.00*
Damage to common areas	$500.00*
Unauthorized removal of trees (per tree)	$100.00
Unauthorized exterior house plan change	$3000.00
Construction beyond time allowed unless otherwise approved by the ASC via written request for timeline extension: first 90 days	$25.00 per day
thereafter	$100.00 per day
Installation of unapproved landscape plan or installation of an approved plan but does not meet the minimal plant size and minimal requirement	$1000.00

Application and Collection of Deductions

- Deductions will be assessed by the ASC
- Notification of violations will be sent to the General Contractor and deductions will be made from the Deposit
- In the event of insufficient replenishment of the Deposit, uncollected deductions are subject to legal action as necessary

***Deductions plus cost to clean up and/or repair, as applicable**

Appendix VI - Application for Homesite Construction or Improvement

Homesite Number: _____
Community: _____
Address: _____

Property Owner Information

Name: _____

Address: _____

City, State, Zip:_____Telephone: _____

Architect/Designer Information

Name: _____

Address: _____

City, State, Zip:_____Telephone: _____

Contractor Information

Name: _____

Address: _____

City, State, Zip:_____ _____Telephone: _____

North Carolina License number: _____

Landscape Information

Name: _____

Address: _____

City, State, Zip:_____Telephone: _____

North Carolina Landscape Contractors' Registration Board License number: _____

Type of improvement

New home: _____ Other: _____

Please describe: _____

_____

_____

Plans submitted are: Final _____ Preliminary _____ Courtesy_____
Estimated beginning date of construction: _____
Estimated ending date of construction: _____
Submitted by:

_____ _____
Architect/Designer/ Contractor or Other (Please Specify) Date

_____ _____
Property Owner Date

Is this construction for speculative purposes? Yes _____ No _____
What is the finished floor elevation? _____ feet above ground level floor elevation.
What is the heated area of this structure? _____ heated square feet on first floor
_____ heated square feet on second floor
_____ heated square feet on third floor
_____ **Total heated square feet**
Garage area of this structure? _____ square feet
Patio/Deck/Porch areas of this structure? _____ square feet
_____ **Total square feet**
_____ **Total Impervious Surface**

Eaves/Overhang: _____Inches

Setbacks: Front:_____ Rear:_____ Left:_____ Right:_____

Exterior materials: Please submit manufacturer andcolor(s). Material samples may be required.

Foundation Crawl Space_____ Slab/Height_____

Brick
Stone
Other _____ _____
type/manufacturer color/name

Foundation Brick _____ Stone _____ Parged _____ Stucco_____
(check all that apply)

Mortar _____ _____
type/manufacturer color

Siding _____ _____
material/manufacturer color (manufacturer/color code)

Stucco _____ _____
manufacturer color

Roofing_____ _____
material/manufacturer/model color/name

Chimney_____ _____
material color/name

Fascia
Trim _____ _____
material/manufacturer color (manufacturer/color code)

Soffit _____ _____
material/manufacturer color (manufacturer/color code)

Gutters_____ _____
material color (manufacturer/color code)

Shutters_____ _____
material/manufacturer/model color (manufacturer/color code)

Front Door _____ _____
material/manufacturer/model color (manufacturer/color code)

Sliding/ French Doors _____ _____
material/manufacturer/model color (manufacturer/color code)

Other Doors _____ _____
material/manufacturer/model color (manufacturer/color code)

Windows _____ _____
manufacturer/model/series color (manufacturer/color code)

Wood_____ Aluminum Clad _____

Vinyl Clad_____ Vinyl _____

Double Hung _____Single Hung _____ Casement _____

Windows Grills Interior _____ Exterior _____ GBG _____ None _____
(*check all that apply)*

Garage Door _____ _____
material/manufacturer/model color (manufacturer/color)

Is the garage door shown on the plan the same as the door being submitted? _____

HVAC_____
heat pump/geothermal vertical/horizontal closed loop/open loop/pump and dump

Utility Wall _____ _____
material/manufacturer color

Lattice_____ _____
material/manufacturer size and location color

Patio/ Terrace _____ _____
material/manufacturer color

Deck_____ _____ _____
material/manufacturer post size/shape color

Sunroom _____ _____
material/manufacturer column size and shape color

Screened or Covered
Porch_____ _____
material/manufacturer column size and shape color

Columns/_____ _____
Railings material/manufacturer/detail size and shape color

Driveway_____ _____
material/details color

Exterior_____ _____
Lighting manufacturer/model color

Lamp Post_____ _____
Lighting/ manufacturer/model color
Pedestal _____ _____
material and pedestal size color

Other_____ _____
material/manufacturer/model color (manufacturer/color code)

An ASC review fee of $500 is payable upon submission of application for new home construction.
Fee Paid: yes _____ no _____

<u>Required attachments to this completed application:</u>
1) One full-size set of all plans and specifications and one set of reduced plans (11 inches x 17 inches)
2) Site and grading plans, including all structures, topography, tree survey, erosion control plan, and drainage details
3) Building plans, including exterior elevations (showing any site slope), floor plans, building sections, and specifications
5) Samples/pictures of all exterior materials and finishes, spec sheet of doors, windows, and lighting fixtures

Sub-Contractor List

General Contractor: _____

Sub-Contractor: _____

Name: _____ Type of work, i.e., clearing/grading
Address: _____ landscaping, masonry, framing,
_____ electric, plumbing, etc.
Phone: _____ _____

Sub-Contractor: _____

Name: _____ Type of work, i.e., clearing/grading
Address: _____ landscaping, masonry, framing,
_____ electric, plumbing, etc.
Phone: _____ _____

Sub-Contractor: _____

Name: _____ Type of work, i.e., clearing/grading
Address: _____ landscaping, masonry, framing,
_____ electric, plumbing, etc.
Phone: _____ _____

Sub-Contractor's Name: _____

Name: _____ Type of work, i.e., clearing/grading
Address: _____ landscaping, masonry, framing,
_____ electric, plumbing, etc.
Phone: _____ _____

Sub-Contractor's Name: _____

Name: _____ Type of work, i.e., clearing/grading
Address: _____ landscaping, masonry, framing,
_____ electric, plumbing, etc.
Phone: _____ _____

Sub-Contractor's Name: _____

Name: _____ Type of work, i.e., clearing/grading
Address: _____ landscaping, masonry, framing,
_____ electric, plumbing, etc.
Phone: _____ _____

Sub-Contractor's Name: _____

Name: _____ Type of work, i.e., clearing/grading
Address: _____ landscaping, masonry, framing,
_____ electric, plumbing, etc.
Phone: _____ _____

Variance Request

The ASC may grant variances from the ASC Guidelines when topography, natural obstructions, hardship, or aesthetic and environmental considerations require additional evaluation. Such variance may be granted, when unique circumstances dictate. No variance shall (a) be effective unless in writing; (b) be contrary to the Declarations of River Landing; or (c) stop the ASC from denying a variance in other circumstances. There shall be reasonable assurance in a variance request that the overall intent of the ASC Guidelines will be accomplished by the Owner's design as proposed.

Please complete the following for a Variance Request, or you may address the ASC in writing.

The ASC Coordinator will contact the adjacent property owner(s) affected by the variance if necessary. The property owner(s) will be given details of the nature of the variance, drawings, site plans or documents relative. The affected property owner will be given 14 business days to respond to the ASC with any comments, concerns or questions.

Property Owner: _____
Homesite number: _____
Community: _____

Variance Request:

Submitted by:_____Date:_____
Property Owner, Architect/Designer,
Contractor or Other (Please Specify)