

ARCHITECTURAL STANDARDS OF

RIVER WATCH

The Declarations of Covenants, Conditions and Restrictions of River Watch provides in Article VII, Section 2, that the Architectural Committee shall from time to time adopt, promulgate, amend, revoke and enforce guidelines referred to as "Design Standards". The following general design guidelines are hereby adopted in accordance with that authority. It is noted, however, that these guidelines are not all inclusive and are issued as general guidelines to aid in the preliminary design process. They are not in any way, intended to supersede any provisions contained in the Covenants, Conditions and Restrictions.

1. Exterior walls and gable ends of the structure shall be finished with brick, stucco, stone or such other cementitious material coatings or horizontal siding as may be approved by the Architectural Committee. T-III or similar type plywood sidings are prohibited.
2. Roof materials shall be cement tile or dimensional fiberglass architectural shingles with a minimum design weight of 245 lbs. per square or a manufactures stated life of at least 20 years. All shingles used shall be mildew resistant.
3. All garages must be a minimum of two (2) car designs and must be attached to the dwelling. Garage doors must be equipped with automatic garage door openers.
4. Garage service doors and mechanical and pool equipment must be screened from view from front streets. Screening may be accomplished by the use of architecturally-designed masonry walls or landscaping. Wood or metal fences will not be approved for such use.
5. All plans, including structure plans, plot plans and landscape plans shall be submitted to the Architectural Committee prior to clearing of the Lot. Submittals shall also include at a minimum, samples and/or specification sheets of exterior finish materials, paint colors, outside electrical fixtures. The Committee, in its sole discretion, may require additional submittals if it deems them necessary to insure conformity with the architectural harmony of external design and general quality of the neighborhood and with the standards of River Watch.