

# River Walk Architectural Guide

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Before starting an outdoor project or making exterior home improvement, please consult the Architectural Guide below. Some improvements or alterations to your property require approval by the Architectural Control Committee (ACC) as authorized by Declaration of Covenants, Conditions and Restrictions, Article VII. If you have questions, please contact the ACC. This guide was developed by the ACC to provide River Walk homeowners with guidance on issues not clearly defined by the Covenants governing our community and as such is not all inclusive. Homeowners should refer to Article VIII Restrictive Covenants, and Article VII, Architectural Controls of the recorded Covenants, Conditions and Restrictions for complete information regarding all applicable restrictions. This guide was approved by the River Walk Homeowners Association Board of Directors on June 8, 2010.

The Architectural Control Committee reserves the right to collect and maintain upon approval an upfront deposit from the homeowner of \$1,500 for any proposed improvements to defray expenses where the homeowner has failed to maintain or manage the proposed construction. The upfront deposit may be used at the sole discretion of the Architectural Committee for such expense as but not limited to; damages of H.O.A property, any cost to contain and or remove trash, debris, runoff or other violation/nuisance as it related to the subject property. A balance of \$1,500 will be maintained by the homeowner with the H.O.A. and the balance of the funds will be returned to the homeowner upon release by the H.O.A.

The following hours for construction work will be strictly enforced by the H.O.A. between 7 a.m. to 6 p.m., Monday through Saturday.

AWNINGS – ACC approval is required.

ELEVATED BIRDHOUSES – are not permitted. (Article VII, Section 2, (v))

DECKS, PERGOLAS AND GAZEBOS – ACC approval is required. No decks or deck structures over 6ft in height are allowed.

DOGHOUSES AND DOG RUNS – Dog runs are not permitted. Dog houses are permitted only in fenced rear yards. Maximum height of either is not to exceed 6 ft. No doghouse shall exceed twenty (20) square feet in area.

DRIVEWAYS – ACC approval is required for installation, modification or expansion to driveways. Maintenance such as applying protective sealer does not require approval.

EXTERIOR AIR CONDITIONERS – Window unit air conditioners are not permitted.

EXTERIOR COLORS – ACC approval is required for any change to an existing color scheme. Paint chips must be submitted for approval.

FENCES – ACC approval is required for all fencing. Changes to rear fences for lots 341 thru 369 can be submitted for approval. No change to fences facing public streets or River Walk common areas is allowed.

FOUNTAINS AND WATER FEATURES – ACC approval is required for water features such as fountains and ponds. In-ground features are only permitted in the rear yard. A 5ft setback is required from all property lines. Bird baths do not require ACC approval. Water features shall be maintained in such a way as not to promote pest breeding.

GARAGES – ACC approval is required for replacement of garage doors if other than the original style or color. Converting the garage to a living area is not permitted.

GARDENS – ACC approval is not required. Vegetable gardens must be located behind the rear plane of the house totally within the property boundaries. They must be located so as to minimize their visibility from neighboring properties and streets.

GRILLS AND BARBEQUES – ACC approval is required for all permanently installed grills and barbeques. Permanently installed grills and barbeques cannot exceed 6ft in height. Free standing and portable grills do not require ACC approval.

HOT TUBS/SPAS – ACC approval is required for exterior hot tubs or spas. Hot tubs/Spas are allowed in rear yards only. In the event the hot tub or spa is installed in a yard without side fencing, proper screening is required.

LANDSCAPING – ACC approval is required for use of permanent construction material for flowerbeds or edging i.e. brick, stone or concrete or construction of any garden structure over 3ft in height.

LIGHTING – ACC approval is required for all new or proposed changes to exterior lighting. The changed lighting must adhere to the following:

- Lights or illuminating units shall not undesirably direct light upon an adjacent property.
- Insect lighting may be installed only at the rear of the house.
- Holiday lighting may not be displayed prior to November 15 and must be removed by January 15

(Article VIII, Sec 2,(k)).

LOT GRADING AND DRAINAGE – ACC approval is required for any proposed change in grading or drainage. The new grading or drainage shall not adversely affect the flow of runoff water on neighboring yards or common areas.

PATIOS – ACC approval is required for all new patios or modifications to existing patios.

POOLS – Pools, pool houses and cabanas require ACC approval. Above-ground swimming pools in excess of 24" in height are not allowed.

RECREATIONAL EQUIPMENT – ACC approval is required for semi-permanent and permanent recreational equipment (playground equipment is excluded from approval)

- Basketball Goals - ACC approval is required prior to installation. No basketball standards, backboards, goals other fixed sports apparatus shall be permitted to be affixed to the front of any houses. All basketball goals must be all weather standardized goals with steel post whether permanent or portable. Acceptable Basketball Backboard Materials include Acrylic, Poly Carbonate and glass. Sizes and location should be approved on a case by case basis with proximity to neighbor's windows, dining rooms, drives, etc. taken into consideration. Homes where basketball goals may be deemed too prominent in relation to adjacent neighbors' or too prominent in relations to the street scape will not be allowed. Monster goals are not be allowed unless proposed screening is approved. Goals and nets will be maintained so as not to appear in disrepair.
- Playground equipment is only allowed in rear yards. Equipment in excess of 6' feet in height shall require ACC approval. The maximum height allowable for any equipment is 12ft.
- Recreational equipment should be properly maintained. Non-maintained equipment will be required to be repaired or removed.
- All equipment shall adhere to a 5ft setback from property lines.

RETAINING WALL – ACC approval is required.

ROOFING – Re-roofing with dimensional shingles in original color do not require ACC approval. Any change to roofing style or color requires ACC approval.

### **Fines**

A. Nonrecurring – A fine in the amount of \$100 may be incurred by any homeowner who fails to obtain written approval from the Architectural Control Committee prior to commencing work on categories listed under Section II.

B. Daily Fine – Following notice of the infraction and the initial \$100 fine, the homeowner will have thirty (30) days to remedy the infraction as directed by the Architectural Control Committee. Beginning on the thirty-first (31) day following the notice, fines may be incurred by the homeowner in the amount of \$25 per day. This daily fine may continue until 1) the Architectural Control Committee receives a signed document by the homeowner stating the homeowner's intent to correct the violation with proposed work schedule and 2) the ACC approves the correction and work schedule. Additional fines may be assessed if work is not completed within approved schedule.

SATELLITE DISHES AND ATENNAS – Radio, television transmission receiving towers and/or antennas are not permitted. (Article VII, Section 2, (f)) Satellite dish size may not exceed 18 inches in diameter and placement/mounting must conform to the Town of Collierville standards.

SCREENED PORCHES/SUNROOMS – ACC approval is required.

SECURITY BARS - Window security bars are not permitted. Iron security front doors require ACC approval.

SIDEWALKS AND PATHWAYS – ACC approval is required for new construction of, or modification to existing sidewalks and pathways.

SOLAR PANELS – Solar panels are not permitted. (Article VIII, Sec 2, ((v))

STORAGE BUILDINGS, SHEDS AND ACCESSORY BUILDINGS – are not permitted. (Article VIII, Sec 2, (k))

To simplify ACC approval, a River Walk Architectural Change Request Form should be completed and submitted. The ACC will meet as quickly as possible to review and approve your request within 15 days.