

Architectural Guidelines For:



## **SECTION 1-GENERAL**

This document is intended to be of assistance in presenting buildings standards which the RiverSound Property Owners Association Inc. and its Architectural Review Board deem appropriate to maintain and enhance the value of all properties located in the RiverSound Subdivision. These guidelines provide for the written approval of plans and specifications prior to making improvements on any lot. These guidelines, as they may be revised from time to time, shall be applicable to all sale and resale of lots within the Subdivision.

## **SECTION 2- DESIGN REVIEW PROCEDURES**

The following is an outline of the procedures to be followed by owners when they submit their plans and specifications for single family homes to the ARB. **Four copies of all plans are to be submitted to the RiverSound Architectural Review Board, P.O. Box 572, Edenton, N.C. 27932**, or send electronically to [bjoachurra@yahoo.com](mailto:bjoachurra@yahoo.com).

A. The Plans and Specifications must be 1/4" scale architectural drawings depicting the following minimum details:

1. Foundation Plan, Section details, floor plans of all floors, elevation drawings of all exterior walls, exterior materials and color schedule with color chips, roof plan and site plan showing location and orientation of buildings, mechanical equipment, walkways and other improvements on the Lot, setback lines indicated and the location of trees, driveways, and finished grades.
2. Other details as the ARB may reasonably require.

## **SECTION 3- SITE PREPARATION GUIDELINES**

All clearing of lots, tree removal, use of fill material and final grading shall be done in compliance with existing county, state and federal regulations affecting wetlands, where applicable.

## **SECTION 4- ARCHITECTURAL GUIDELINES**

### **A. Windows**

1. All doors and windows should have a minimum 4 inches of exterior wood, masonry trim or ARB approval
2. Only wood, vinyl clad aluminum or vinyl clad wood windows are permitted. (No builder grade aluminum windows will be permitted.)
3. No aluminum exterior window trim be permitted.

### **B. Permitted Exterior Materials**

1. In no event may the following be visible as an exterior material:
  - a. vinyl; except as vinyl clad windows or as vinyl soffits;
  - b. aluminum, except as soffit material
  - c. cement or concrete block
  - d. concrete
  - e. tabby; except for oyster shell tabby on gray mortar.

2. The use of stucco is limited to authentic masonry stucco. No synthetic stucco is permitted.

**C. Front Entrance**

1. There is a maximum rise on any single run of stairs on the front of the house of six (6) feet and a minimum stair width of five (5) feet.

**D. Minimum Home Square Footage**

1. All single level homes in Phase I must have a minimum of 1800 square feet of heated and cooled living area, and 2200 square feet for two level homes pursuant to Phase I covenants. Single level homes in Phase II must have a minimum of 1200 square feet pursuant to the Phase II covenants. The Phase II covenants do not specify any minimum requirements for two level homes but any Phase II plans submitted to the ARB will be reviewed to assure that the intended construction is compatible with and complimentary to Phase I and to assure neat and attractive development bearing some relation to "Carolina Coastal" or "Rural Coastal" or "old Edenton" designed development, as specified in the Phase II covenants.

**E. Exterior Columns**

1. All exterior columns should be turned columns, architectural grade columns, or minimum 6 x 6 posts trimmed at both top and bottom.

**F. Porches**

1. All porches which are visible from the street should have a minimum depth of seven (7) feet and a minimum area of seventy (70) square feet or ARB approval.

**G. Exterior Home Colors**

1. Though no colors are specifically prohibited, the predominant exterior home colors should be of lighter tones. No overly bright colors permitted.

**H. Roof Material**

1. The Architectural Review Board should be consulted for a list of pre-approved roof material colors. However, specifically not permitted are white colored asphalt shingles. *Metal roofs are permitted with prior approval from the Architectural Review Board.*

2. All asphalt shingles must be architectural grade shingles.

**I. Roof Pitch**

1. All roofs, not including porch roofs, must have a minimum pitch of 6 and 12

2. Porch roofs must have a minimum pitch of 3 and 12.

**J. Chimney Caps**

1. Architectural grade chimney termination caps required.

**K. Use of Lattice**

1. If visible from the street, lattice may only be used as decorative infill panels and not as the only decorative feature between home piers.

2. Lattice may not exceed 64 square feet per run and lattice should be continually broken up with masonry or stucco piers or walls.

**L. Garages**

1. Two carenclosed garage required.

2. Detached garages or garages located under house structure are allowed.

3. Side entry garages are preferred where lot configuration permits. However, garage doors facing the street will be allowed provided they are a minimum of 20 feet behind the front elevation of the house.

4. Single car garage doors are preferred over double width garage doors.

**M. Driveways**

1. Driveways should not be wider than 18 feet.
2. A minimum of two (2) off-street parking spaces should be provided.
3. All permitted driveways must be of the following materials:
  - a. asphalt or concrete for Phase I driveways
  - b. gravel, stone bonded shell or asphalt or concrete for Phase II driveways
4. In no event will dirt or pine straw be considered a finished driveway.

**N. Storage**

1. No storage of boats, trailers, RVs, etc. will be allowed which would be visible from the street.

**O. Fences**

1. All fences shall be architecturally compatible with the design of the residence and must be approved in advance by the Architectural Review Board. No chain link fences will be permitted. No wall or fence shall exceed six (6') feet in height. No wall or fence will be permitted between the street and the front elevation of a residence.

**P. Setbacks**

1. Setbacks are as follows:

a. Front right of way	Twenty-Five (25') feet
b. Front setback at cul-de-sac	Thirty (30') feet
c. Rear setback	Forty (40') feet
d. Shoreline setback	Seventy-Five (75') feet
e. Side setback	Fifteen (15') feet
f. Corner/Side setback	Forty (40') feet
2. Setbacks apply to all buildings including decks, porches accessory buildings, etc.

**Q. Mechanical Equipment Stands**

1. Mechanical equipment stands must be screened by lattice or walls of wood or masonry construction similar to the house and with appropriate landscape.

**R. Mailboxes**

1. Board of Directors for number and key

**S. Docks on Ponds Within River Sound**

1. Docks/piers are not allowed on the manmade pond adjoining lots 213-217. A small dock/pier may be built on the manmade pond adjoining lots 171-175 & 177-183. Dock/pier for the pond adjoining 171-175 & 177-183 must meet the following criteria:
  - a. Maximum 6 feet width for walkway & no more than 150 sq. ft. total for a platform
  - b. Extend no further than 5 feet from the high water mark at full pond
  - c. Fixed dock/piers only, no floating docks allowed

**T. Miscellaneous**

1. No exterior TV, shortwave, radio, antennas, etc. will be permitted if visible from the street.
2. No clothes lines will be permitted.

**U. Outbuildings**

1. Any out buildings must be approved for all lots.

**V. Pools**

1. All pools must be approved in advance by the Architectural Review Board. No above ground pools will be permitted. Pools shall be part of an integrated landscape and hard surface scenery and no pools permitted in front of yards.

**W. Signage**

- i. No sign, advertisement or notice of any type or nature whatsoever shall be erected or displayed upon any Lot except where express prior written approval of the size, shape content and location thereof has been obtained from the Board of Directors, which approval may be arbitrarily withheld.

**SECTION 5- HOMES UNDER CONSTRUCTION**

It is imperative to remember that the Declaration of RiverSound Subdivision requires that once construction starts all work must be completed within one year.

**A. During Construction**

1. Contractor must have proof of insurance; to include but not limited to transportation, workman's compensation, errors and omissions and liability insurance of not less than one million dollars.
2. Contractor must provide one (1) portable toilet for each job site within the development. The contractor must present a maintenance agreement, which allows for weekly dumping/cleaning of portable toilet.
3. Contractor must have a dumpster on site for each job site. Trash and excess/waste building materials shall be placed in dumpster at the end of each working day.
4. Building materials cannot be placed within road rights of way or utility easements.
5. Contractor must assume liability for all construction vehicles that enter RiverSound Subdivision en route to their job site, specifically overweight vehicles that damage road surface and negligence of operators. Concrete truck weight limit is 7 ½ yards per truck.
6. Contractor is responsible for actions of any/all subcontractors.
7. Contractors/subcontractors are responsible for any cut, break, or damage to underground utility caused by their negligence.
8. Lot owner is responsible for agents, employees, contractors, subcontractors and assigns.
9. Any damage to the streets, curbs, common areas or adjoining lots will be repaired or replaced at the expense of the owner and/ or his or her contractor. Lot owners must provide a \$ 1,500.00 refundable cash bond to indemnify the Association against any unmitigated property damages to the roads and common areas caused by the contractor and/ or his agents, employees, subcontractors, etc. If there are no damages to the roads and common areas, or damages have been satisfactorily remediated, the \$1,500.00 payment will be promptly returned to the lot owner of the conclusion of the construction project.

10. No materials will be placed in the right of way or on adjacent property.
11. The storage of materials should be in an inconspicuous area of the site, and the contractors are required to make frequent clean ups of surplus materials, trash, etc. A trash barrel must be maintained on each site for the disposal of small trash and litter.
12. The playing of radios, tapes, etc. at volume levels that disturb surrounding neighbors will not be permitted.