

HOUSE PLAN APPROVAL CRITERIA

RIVER DOWNS

Architectural Review Committee criteria for House Plan approval in the above titled subdivision.

COLONIAL AND TRADITIONAL DESIGNS

1. Roof pitch to be a minimum of 7/12.
2. Roofing material to have 25 year warranty or greater (type Class A) and to be dimensional/textured.
3. Chimneys to be masonry with corbelling and shoulder detailing.
4. Exposed basement walls to be brick or siding to within eight inches of grade - (NO pargetting).
5. Exterior sidings of natural material (e.g., wood, brick or stone) are preferred. Vinyl and aluminum siding allowed, but must be top of the line quality. (No T-111 plywood-siding permitted.)
6. Attention will be given to architecturally compatible window placement and exterior material treatment; front, sides and rear.
7. Attached side loading (*) garage (2 car minimum) will be required.

CONTEMPORARY DESIGN

1. Roof pitch to be considered on an individual basis in accordance with the proposed plans.
2. Roofing material to have 25 year warranty or greater (type Class A) and to be dimensional/textured.
3. Masonry chimneys only.
4. Exposed basement walls to be brick, masonry or siding to within eight inches of grade - (NO pargetting).
5. Exterior sidings of natural material (e.g., wood, brick or stone) are preferred. Vinyl and aluminum siding allowed, but must be top of the line quality. (No T-111 plywood-siding permitted.)
6. Attention will be given to architecturally compatible window placement and exterior material treatment; front, sides and rear.

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7. Attached side loading (*) garage (2 car minimum) will be required.

(*) Exceptions allowed only where topography will not accommodate side-loading.

No more than seven thousand (7,000) square feet of wooded area on any Lot or Parcel may be cleared without the express authorization of Gaylord Brooks Architectural Committee, Inc.

A construction entrance 12' x 50' must be built prior to construction and consist of not less than 8 inches of crushed stone and shall be maintained during construction to minimize sediment runoff and damage to the road system adjacent to the construction site. DAMAGE TO THE ROAD SYSTEM RESULTING FROM IMPROPERLY INSTALLED AND MAINTAINED CONSTRUCTION ENTRANCES SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.

Each lot is considered on an individual basis and what is considered suitable on one lot may not be approved on another due to location, etc. within the community.