

# River Terrace Design and Community Standards

## 1. Creation of the Architectural Control Committee (ACC)

The ACC is composed of a minimum of three (3) representatives approved by the Board of Directors. This committee shall contain at least one member of the Board of Directors.

## 2. Authority

This Design Standards document is pursuant to the authority and granted to the Architectural Standards Committee (hereafter referred to as the "ACC" of the River Terrace Community under Article V, Section V, Section 5.05 of the River Terrace Declaration of /covenants, Conditions and Restrictions, recorded in Deed Book 10397, Page 8, Fulton County, Georgia records (hereafter referred to as the "Declaration"). The requirements of these Design Standards shall be in addition to and not in lieu of the requirements and provisions of the Declarations.

## 3. Purpose

Plans and specifications must be submitted to and approved by the ACC pursuant to the Declaration and these Design Standards for the sole and exclusive purpose of assuring that all structures within the Development are in conformity and harmony of external existing neighborhood standards

## 4. Submission of Plans and Specifications:

- a. Plans and Specifications for construction, change or placement of *any exterior* structure on any Lot shall be submitted to and reviewed by the ACC in accordance with the requirements of Article V, Section 5.06 of the Declarations, Each Owner shall submit to the ACC such plans and specifications, clearly designating which Lot is covered by such plans and specifications.
- b. All required plans and specifications to be submitted to the ACC should be delivered to the Chairperson or any Committee Member.
- c. The ACC will give homeowners a written approval or denial within 10 days.
- d. ACC Forms may be obtained by contacting any ACC member, Board member or at [www.riverterracehoa.com](http://www.riverterracehoa.com)

## 5. Design Standard Details:

- a. **Air Conditioners and Fans:** The use and location of any window air conditioning unit or fan must be approved by the ACC before installation. All window units may never be placed on the front of the house. Portable window air conditioners when approved shall be removed in the cold months, unless the units are flushed flat against the window. If the sight or sound of a window A/C unit or fan creates a nuisance for a neighbor, the neighbor may submit a written request to the ACC committee for their review. If the ACC committee is in agreement with the complaint, the offending homeowner may be required to remove or reposition the unit.

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When central air conditioning system is replaced, resident shall install condenser units deemed to be 'quiet in nature'.

- b. **Clotheslines:** No clotheslines shall be permitted.
- c. **Driveways:** Driveways shall be constructed with concrete. Free standing or attached carport-like structures are not permissible
- d. **Exterior Colors and Materials:** All exterior colors and materials for all structures shall be specified in plans and specifications submitted to the ACC for approval, and shall be subject to color and material guidelines; routine repainting must have pre-approval. All changes and repainting includes walkways, driveways, porches, decks, stoops, doors, rails, shutters, gutters & down spouts.
- e. **Fences:** No fence or wall of any kind shall be installed without prior approval of the ACC Committee. Chain link and or wire fences are prohibited.
- f. **Firewood:** Firewood and woodpiles must be stored to the rear of the Lot and stacked in an orderly fashion.
- g. **Garages:** Garage doors shall be coordinated with all structures on the Lot and materials and colors for such doors shall be specified on the plans and specifications submitted to the ACC for approval. All doors must have the rectangle or square panels. Windows, if present, must be square or rectangle. Window inserts must be unadorned and square or rectangle in nature. All Other Design requests shall require *prior* ACC approval. Changes or additions to the structure of garage are not permitted.
- h. **Garbage Cans & Yard Debris:** All receptacles & garbage cans shall be kept in the garage or screened by adequate planting or approved fencing so as to conceal them from view by neighboring residences and from the street. Garbage and yard debris should not be placed on the curb before 6pm the evening prior to pick-up. City of Roswell governs trash pick-up in accordance with City Ordinances. All garbage cans should be removed from the curb on the evening of pick-up.
- i. **Landscape:** No artificial turf/lawn is permitted. Lawns must be maintained by mowing & edging regularly, providing weed control on Lot, including landscape beds. Seasonal maintenance must be done regularly; i.e.: leaf removal & during home improvements. Major landscaping projects require ACC approval (i.e. fences, rocks, stone, walls, ponds, fountains, plantings) including backyards.

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- j. Siding:** All changes to the exterior siding must be approved by the ACC. Fiber cement lap siding is permitted with the exposure at 7 inches like the original siding. Further information is available from the ACC. Vinyl siding must have an exposure minimum of 6 inches with a minimum thickness of .042 inches.
- k. Signs:** No signs whatsoever (including political but not limited to commercial & similar signs) shall, without the ACC's prior written approval of plans and specifications, be installed, altered or maintained on any Lot, or on any portion of a Structure visible from the exterior except: (i) Signs as may be required by legal proceedings. (ii) More than one "For Sale" or "For Rent" sign per property.
- l. Mailboxes:** A standard mailbox design has been approved for the entire Development. The mailbox posts must be maintained or replaced by the owner with the existing approved mailbox and post. No embellishments of décor shall be allowed; no obstruction of house numbers by plants & shrubs.
- m. Pre-fabricated or Factory-Built Structures:** Pre-fabricated or factory built structures including, but not limited to storage sheds, shall not be permitted within our community. Doghouses are only permitted with ACC approval and will not be considered for approval unless the yard is fenced.
- n. Vehicles: Trailers and Vehicles with Advertising:** All vehicles with advertising of a company, product, service, or workplace shall be stored in the garage or covered with a magnetic strip while vehicle is parked in driveway. No school bus or commercial vehicle, house trailer, hitches, mobile home, recreational vehicle of any kind, boat or boat trailers of any kind, or like equipment shall be permitted on any Lot on a permanent basis, but shall be allowed on a temporary basis not to exceed three (3) consecutive days; provided, however, any such vehicle, boat or trailer, will be permitted if stored within the garage with the garage door closed.

No vehicle used by a homeowner in a hauling or storage capacity or used for industrial purposed is allowed. Any trash, firewood, pine straw, wood scraps, building materials or materials contained in any vehicle or trailer are not allowed in the driveway or on the street. Provisions of this section shall not apply to any contractor in the process of constructing an approved project on any Lot.

- o. Recreational Equipment:** All recreational and playground equipment must be stored in the garage with the garage door closed or placed to the rear of the Lot. No permanent Basketball hoops shall be placed in the front of the house or yard. A portable adult size basketball hoop, in good condition, may be placed in the driveway near the house if in accordance

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with City of Roswell easement restrictions and is required to be stored out of sight when the homeowner is away for extended periods of time or if the equipment is no longer in regular use.

- p. **Roof:** Roofing materials and color shall be specified in the plans and specifications submitted to the ACC for approval. Metal and ceramic tile roofs are prohibited.
- q. **Windows and Doors:** Silver-finished aluminum doors (including sliding doors), windows, storm windows and storm doors shall not be approved; although white factory-painted or white aluminum may be used, the color of which shall be in the plans and specifications submitted to the ACC for approval and shall be subject to color guidelines.

Window treatments shall have white or cream lining that is exposed to the exterior. No exposure of foil or paper products to the outside will be allowed.

- r. **Trees:** New trees may be planted with prior written approval of the ACC. The only trees that can removed without consent of the ACC are trees that have diameter of 6" or less as measured at a point of 12" above the ground level and trees that are diseased or dead. Those trees considered harmful or infringing upon the safety of one's home or person are eligible for removal with approval.

### 6. Construction:

- a. Construction debris shall be removed as often as necessary to keep the Lot and any structure thereon attractive. Dumpsters may be used with approval for limited periods of time to collect debris. Construction debris shall not be dumped in any area of the Development unless approved by the ACC.
- b. The exterior of any improvements permitted by the ACC shall be completed within 90 days after construction begins, except where such completion is impossible or would result in great hardship to the owner thereof due to strikes, fire, floods, lightening or other casualties.
- c. The Board and /or the ACC shall have the right during reasonable hours to enter upon and inspect any Lot or other improvements with respect to which construction is underway to determine whether or not the plans and specifications, which have been approved, are being complied with.

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### 7. Community Standards:

The Board of Directors may vote to incorporate specific non-design standards in this document on specific issues relating to the safety and well-being of the residents of River Terrace. Refer to the River Terrace Covenants for more details regarding Community Standards, Regulations and rules.

- a. **Animals & Pets:** NO pet shall be restrained in the yard by a chain, rope, tether or cord unless a competent person is present in the yard.

### 8. Fines:

If in the opinion of the ACC, a violation has occurred, written notice to the Owner detailing the violation and specific action required to remedy the violation will be sent. If the Owner has not taken steps toward correction within 30 days, the Board of Director's has the right to fine the Owner, contract to have the violation corrected and place liens on the property for fines and penalties due.

### 9. Amendment:

These Design and Community Standards may be amended periodically by a majority vote of the members of the ACC and then presented to the Board for approval.

### 10. Exceptions:

Exceptions to these Design and Community Standards may be allowed by majority vote of members of the ACC, but only in cases where the ACC determines that (1) an exception is necessary in a particular case to avoid undue hardship or to deal with a unique, unusual or extraordinary conditions or circumstances encountered on a particular Lot; and (2) the exception will serve the spirit of these Design Standards and not be to the detriment of the Development. Such exceptions shall be in writing. No exceptions allowed there under shall have any precedent or effect upon any other situation considered by the ACC.

Approval of any structure by the ACC is in no way a certification the structure has been built in accordance with any governmental rule or regulation or that the structure complies with sound building practice or design. Fines may be imposed in accordance with the Covenants of River Terrace HOA.