

**ARCHITECTURAL GUIDELINES**  
**FOR**  
**RIVER RUN ESTATES**

## INTRODUCTION

These Architectural Guidelines (the "Guidelines") have been promulgated pursuant to Articles 1.3 and 4.4 of the Declaration of Covenants, Conditions and Restrictions of River Run Estates (the "Declaration"), and are enforceable and have the same effect as if set forth in and made a part of the Declaration.

The philosophy and object of the Guidelines is to facilitate and encourage excellence in the design and construction of site improvements, to safeguard the beauty of the community, and to protect each Owner's investment. All construction must comply with the Guidelines and the Declaration. Designs and/or construction that is determined to be incompatible with the community standards will not be permitted.

The Architectural Committee of River Run Estates (A.C.) has been charged with the initial responsibility of administering and enforcing the Guidelines. Each owner has the responsibility to obtain, review and strictly comply with the Guidelines.

The Guidelines provide for a design review process to assist each Owner in the planning and design of his residence. A fee is assessed for this service. The review by the A. C. includes, but is not limited to, features such as a home's exterior design and color, patios, drives, and landscaping. Required standards are addressed in greater detail in the technical sections of the Guidelines.

Homes in River Run should be designed and built to a high standard of architecture and construction. A soil analysis and professional design assistance is recommended. Plan book or "stock" plans may not be allowed by the A.C. Certain architectural styles will also be disallowed, such styles include Santa Fe, log, and A-frame construction.

Homes should be designed with a horizontal emphasis. A second story is not to be laid upon the first in a block-like position, but rather should relate to the first in an interesting manner, moving from low to high in a step-like fashion. The mass of all homes should appear as a series of related forms that create a varied, visually pleasing silhouette, harmonizing with the natural landscape.

Driveways, garages, and parking areas should be kept visually subordinate to the pedestrian entry and the house so that the exterior charm of the home is what is first experienced.

The following sections address the specific design standards and restrictions for the development and construction of all residential improvements in the subdivision.

## 1.0 SITE PLANNING

### 1.1 Setback Requirements

The minimum building setbacks (the Developable Area), are as follows:

Front Lot Line Setback: 25 feet

Side Lot Line Setback: 10 feet

Rear Lot Line Setback: 30 feet

No building or auxiliary structure may protrude outside the Developable Area except:

Roof overhangs, and deck cantilevers may protrude a maximum of two and one-half (2 1/2) feet outside the Developable Area.

### 1.2 Maximum Heights

The maximum height for any structure is thirty (30) feet from the lowest natural grade at house foundation, to the roof peak

### 1.3 Drive Design

Driveways and parking areas will be reviewed by the A. C. Asphalt, loose gravel, or dirt driveways will not be allowed. The following paving materials may be allowed:

- Natural or colored concrete with washed, acid etched sandblasted or broom finish
- Quarry tile or paving brick tile
- Cobblestone
- Exposed aggregate, pea gravel in concrete
- Large, rough-textured precast integrally colored pavers
- Stone or flagstone
- Interlocking pavers
- Stabilized decomposed granite

### 1.4 Fencing

Privacy or courtyard fencing no higher than six (6) feet above natural grade may be allowed, provided, however, that on golf frontage lots no solid fencing higher than two (2) feet above natural grade may extend beyond the thirty (30) foot rear lot line setback. Fencing should be designed to be an extension of your home's architecture and should be visually softened with landscaping. Approved fencing materials include wood planks or rails, tubular steel with a minimum diameter of

two (2) inches of a white or earthtone color, stucco or plaster finish and wrought iron.

1.5 Utility Lines and Meters

Utility meters should be attached to the home and must not be visible from the street. All utility lines must be underground.

Satellite dishes are to be screened from view and are subject to the A. C. approval. The maximum allowed satellite dish diameter is twenty (20) inches.

All antennas are restricted to the attic or interior of the residences.

1.6 Trash Enclosures and Outdoor Storage

Outdoor areas housing trash containers, firewood, maintenance equipment, or storage should be constructed of the same materials as used on the main residential structure, and containers shall be screened from off-site view. The enclosures may not be in front of the building. No clotheslines are allowed. All trash containers must be enclosed.

1.7 Signage

All signs pertaining to construction and/or real estate will be a standard sign designed and approved by the developer.

Signs advertising lots for sale are allowed with the following provisions:

- Only one sign per lot is allowed.
- Signs shall be placed on the center of the lot where driveway ingress/egress is expected.
- Signs shall be of a uniform size, style, color and height as dictated by the A. C.

No additional signage of any kind will be permitted, except directional signs provided by the developer.

1.8 Landscaping Design

Landscaping is considered to be an integral part of home construction in River Run. Landscaping plans must be submitted to the A.C. with the house plans.

It is expected that the landscape design will emphasize lawns and planter areas. Large rock or desert landscaping areas should be avoided.

Landscape design should include automatic drip and sprinkler irrigation systems. All automatic valves shall be installed in below grade boxes.

1.9 Ornamentation

Placing, erecting, constructing, or allowing any permanent unnatural or man-made ornaments, signs, statuary, pink flamingos, or other manmade animal images, replicas, flagpoles, machinery, equipment, basketball backboards, game poles and nets, or other such items which are unattached to approved structures are prohibited unless the same are included and made a part of a landscape plan submitted to and approved by the A. C.

2.0 HOUSE DESIGN

2.1 Introduction

Single family homes in River Run must be built on-site and have a minimum livable floor area of 1,600 square feet, except homes built on Lots 74 through 86 and Lots 135 through 214 shall have a minimum livable floor area of 1,350 square feet.

2.2 Building Massing

- Building mass shall be varied. A second story should be stepped back a minimum of five (5) feet from the building facade.
- Step all foundations and roof lines.
- The use of stone, or stone veneer is encouraged.
- Masonry must turn all corners and extend to the next architectural feature.
- The area of exposed stem walls is to be kept to a minimum.
- Show foundation vents on elevations.

2.3 Building Facades

The use of traditional architectural elements is encouraged. Careful placement and treatment of accent windows, for example, helps to create scale and character. In addition, exterior elements such as columns and walls should be carefully integrated into the design. Large masses should be broken up to articulate several volumes to reduce the impact of scale. The use of porches, entry treatments, shadow from openings or projections provide relief and rhythm to large surfaces, enhancing visual interest and scale.

Architectural articulation of facades and roof planes should be accomplished through the introduction of sub elements such as projections, dormers, roof ridge jogs, roof overhangs, building face trims, recessed doorways, bay windows, or porches.

The use of many different styles of windows on one facade should be avoided. The use of mirrored or highly reflected glass is prohibited.

#### 2.4 Roof Shapes

A roof plan showing all roof penetrations, slopes and materials shall be submitted for review. Roof vents should be minimized, located inconspicuously and painted to blend with the roof.

The predominate roof forms should be double pitched (as opposed to shed roofs), and may be hip or gable, with a minimum pitch of four (4) to twelve (12) and a maximum pitch of twelve (12) to twelve (12).

Roof overhangs are encouraged. Small areas of flat roof may be allowed with A. C. approval. Mechanical equipment, antennas, satellite dishes, etc. are not allowed on roofs.

#### 2.5 Accessory Structures

All accessory structures shall be designed to complement the main building.

Decks and patio covers should be constructed of materials compatible with the home.

Canvas or metal awnings are not allowed.

Patio structures, sun shades and gazebos may be allowed if the design is compatible with the residence.

Balconies are permitted, but should not be dominant elements of the house.

#### 2.6 Building Materials

A wide variety of building materials is appropriate for quality residential construction. Combinations of materials should be chosen to be aesthetically compatible. Building materials should complement the natural climatic and built environment of River Run. Contrasting materials can be selectively used to create building accents or to focus quality and elegance in entry areas. Materials other than those listed may be allowed on a case by case basis if in the judgement of the A. C. the material appears compatible with the character of River Run.

#### 2.7 Exterior Wall Surfaces

The following exterior materials are permitted:

- Brick
- Lightly textured plaster stucco painted

- Wood siding
- Indigenous or artificial stone
- Split face block not to exceed twenty-five (25) percent of any exterior wall
- Wood shingles not to exceed twenty-five (25) percent of any exterior wall

Exterior cover material treatment used on walls shall be continuous and consistent with the exterior walls of the home.

The following exterior materials are prohibited:

- Logs
- Plywood (T1.11 or similar)
- Hardboard siding
- Mica Plaster
- Exposed plain concrete block
- Corrugated metal or aluminum siding
- Vinyl siding
- Standard precision block
- Gloss-glazed ceramic tile

#### 2.8 Exterior Color Scheme

Paints, stains, and stucco shall be complementary earthtoned colors, whites, grays, and greens. Contrasting materials, textures, and colors may be used to add emphasis to entry areas and significant architectural features.

#### 2.9 Roofing Materials

All roofing materials shall be of fire retardant materials. The following roofing materials are recommended:

- Wood shakes or shingles
- Flat concrete simulated shakes
- Slate
- Artificial slate
- S or barrel tile, clay or concrete
- Architectural or dimensional shingles
- Copper
- Metal, simulated shake shingles

Roofs will have a finished surface that will not produce glare or have reflective qualities. The following roofing materials are prohibited:

- Asphalt composition shingles
- Corrugated metal or Tin
- White or bright rock

- Ninety (90)# roll roofing
- Mastic coated, pattern stamped sheet metal
- Spray urethane foam
- Glossy or reflective materials
- Cap sheet
- Gravel

2.10 Roof Colors

Roofs shall have colors complementary to the exterior colors. Skylight frames shall be colored to match the surrounding roofing color.

2.11 Flashing, Sheet Metal, Vents, and Gutters

All flashing, sheet metal, vent and gutters must be colored to match the material to which it is attached, unless copper is used.

2.12 Chimneys

Chimneys are to be faced with the same materials and textures as used on the home to ensure a consistency in character and style.

2.13 Skylights

Skylights are to be designed as an integral part of the roof. Skylight glazing must be clear, solar bronze or gray. White or reflective glazing is prohibited. Skylight framing material must be bronze anodized or colored to match adjacent roof. Natural aluminum is prohibited.

2.14 Solar

Solar heating panels should be an integral part of the design and must be ground mounted and screened from view.

2.15 Exterior Glass and Glazing

The following glass and glazing materials are recommended:

- Glass with bronze, beige, green or white colored metal, vinyl, vinyl clad, or wood frames. High performance factory installations are encouraged.

The following glass and glazing materials are prohibited:

- Mirrored glass
- Non-anodized or clear anodized aluminum frames

Window frames should be set in framing no less than 2 inches back from the primary exterior wall face.



2.16 Garage Doors

All garages must have garage doors. Garage doors may vary greatly from home to home. Because garages are a major element in most homes, garage doors should be fully integrated into the design of the architecture. Unpainted or unstained plywood or fiberglass is not permitted. Carports are prohibited. Garage doors may not be larger than eighteen (18) feet wide and seven (7) feet high. Oversized doors (wider than eighteen (18) or taller than seven (7) will only be allowed if they are not visible from the street and are screened from neighboring properties by mature vegetation.

2.17 Exterior Lighting

Exterior lighting attached to the residence shall be of a concealed source, directed downward toward the residence or shielded. Use of low wattage so as to minimize glare to neighboring homeowners' residences is recommended. Overhead lighting of any kind will not be permitted.

Street, walkway, driveway lighting and landscaping lighting, if any, shall be of low profile.

3.0 DESIGN REVIEW PROCEDURE

3.1 Introduction

These procedures identify how each Owner shall apply for, make the required submissions and obtain the necessary approvals to implement and complete any proposed improvement.

Submission to the A.C. does not imply that the A.C. has reviewed and/or approved any improvement plans or specifications for engineering design, structural engineering and safety, or for compliance with applicable zoning, building, or other city, state, or federal laws, ordinances, or policies.

3.2 Submission Requirements

All applications for architectural approval must be made in duplicate, and include the following:

- Lot owner's name
- Mailing address
- Business and residence phone numbers
- Lot number
- Name, address, and phone number of architect or owner's representative
- List of drawings enclosed
- Materials and colors to be used (if not indicated on drawings)

3.3 Drawings To Be Included with Plan Submittal

Drawings to be included in the submittal must be prepared to scale and are to include the following:

- Site Plan: Indicate all proposed improvements (including drives), building foot print, utility routings, setbacks, easements and property lines, summarize square footage;
- Grading & Drainage Plan
- Landscape Plan: Indicate type, size and location of plant materials; show all fences and walls, and their material and color
- Roof Plan: Indicate slope pitches and ridge heights above existing grade; indicate materials and color of proposed roof
- Floor Plan
- Exterior Building Elevations, all views; indicate finish exterior materials, colors, and textures

3.4 Review and Approval Process of Plan Submittal

When the A.C. has determined that all requirements for Plan Submittal have been met, the A.C. will consider the plan submittal and respond within thirty (30) days with its approval and/or questions and concerns. The Owner/Builder may then take whatever time is required to address the questions and concerns and/or resubmit the plans with the requested changes. The A.C. will then respond within fifteen (15) days. All communications shall be in writing.

3.5 Notice of Completion

After completion of all improvements, the owner shall submit a letter to the A.C. indicating that all improvements, including landscaping, are complete and are in conformance with approved plans and specifications.

3.6 Construction Activities

Adherence to the Guidelines and Declaration is the responsibility of the Owner and Contractor and violations will be enforced. Normal construction activities associated with the building of a home are acceptable, and normal noise and disruption are inevitable; however, efforts by the Owner and Contractor to minimize the impact of such noise and disruption are expected.

3.7 Design Review Fee

A design review fee of \$250.00 must be included with the application requesting review. In the event of any disapproval or refusal to review due to an incomplete

or inadequate submittal, the A.C. may charge an additional fee of \$150.00 for each resubmission.