

RiverWalk Architectural Review Committee Submittal Form

This form must be completed and submitted prior to approval of any plans by the ARC Committee.

Site Plan must also be submitted showing location of house, driveway, parking area(s), walkways, drain field, repair area, well, etc.

The ARC must respond to submitted plans within 30 days of receipt of plans and this completed form.

Additions, Porches, Garages, Pools, Storage Buildings, Fences, etc, must also be approved by ARC before they can be placed on your property.

Owner Name _____

Address: _____

City/State _____ Zip Code _____

Home Phone: _____ Work Phone: _____

Fax # _____ Mobile # _____

Phase # _____ Lot# _____

Riverwalk Address if already know house # & street: _____

Date Plans Submitted _____ *Plans must be full blue prints with elevations*

Plans received by: _____ Date: _____

Heated SQ. FT. required: Each dwelling shall have an enclosed, heated living area (exclusive of open porches, garages, and other unheated spaces) not less than One Thousand Four Hundred (1,400) square feet on the main level.

Builders Name: _____

Address: _____

City/State: _____ Zip Code: _____

Phone #: _____ Mobile Ph: _____

Plan # Submitted: _____

Site Plan submitted: Yes No ++Must have to Start++

Name of Plans/ Architect: _____

Heated Sq. Ft. 1st Floor _____

2nd Floor _____

Other/Basement/1/2 Story _____

Total Finished Sq Ft _____

Does House have Basement: Yes ____ No ____ ; Will it be finished: Yes ____ No ____

Exterior Materials (Specify Manufacturer, Product names, & Colors) : _____

Foundation: Brick Block Concrete Other _____

House Siding: Vinyl Brick Wood Stucco Log Other: _____ Note: Vinyl siding homes are encouraged to incorporate accent materials such as brick, stone, shakes, etc.

If more than one is applicable, what is your main siding _____

Roof Pitch/Pitches: _____ **Must have at least 7/12**

Roofing Material: Shingle Metal Tile Other: _____

Doors/ Shutters: _____

Driveway & Walkways: _____

Other Comments: _____

Will house have a garage: Yes ____ No ____ ; Give Description: _____

Landscape Plan Submitted: Yes ____ No ____

Fireplace: Yes ____ No ____ Quantity ____ Material _____

Open Deck: Yes ____ No ____ Quantity ____ Sq Ft _____

Covered Porch Yes ____ No ____ Quantity ____ Sq Ft _____

Setback requirements are met and approved by the county.

Well and Septic layout has been approved by the county. Owner Initials _____

Before starting house construction, in addition to submittal and written approval of construction plans, a Construction Deposit check for \$1000, made out to: Lookout Riverwalk Homeowners Association, must be received at 315 Gardner Point Dr, Stony Point NC 28678. Dep.is refundable upon: completion of home construction in accordance with the RiverWalk General Use Restrictions, including #9; landscaping is completed in accordance with the submitted plan; and provided the road and road shoulders remain in the same conditions as when construction began.

Construction Deposit _____ Pd by: _____ Check # _____

Before construction starts, gravel shall be placed anywhere vehicles will drive or park at the construction site. Additional gravel must be added as needed to prevent mud from being brought onto RiverWalk roadways by vehicles visiting the construction site. If mud from the construction site is not

cleaned off RiverWalk roads before homeowner's contractor departs for the day, the homeowner is held responsible and shall reimburse the RiverWalk HOA for its expenses to clean or repair the roads.

A trash dumpster and portable toilet must be on site before any construction begins. The exterior of the construction site shall be kept orderly and clean during construction. No trash is to be thrown or left on the ground. The jobsite shall be rid of any trash and construction debris each day and again before owner occupies the home.

Be advised that the RiverWalk entrance gate remains open for only 30 seconds. Do not attempt to go through the gate while it is closing, or after one or two vehicles or one vehicle pulling a long trailer, have passed through. The homeowner is responsible for any damage to the entrance gate caused by the homeowner, the homeowner's visitors, or the homeowner's construction workers, and repairs will be charged to the homeowner and reimbursed by the homeowner to the RiverWalk HOA.

Disturbed right of ways must be regraded and seeded before owner occupies the home.

The Homeowner is expected to comply at all times with the Riverwalk Subdivision Covenants and General Use Restrictions. A copy can be found and downloaded from the Riverwalk Website <http://www.lookoutriverwalk.com>.

By signature below, homeowner certifies that the above specifications represent the home to be constructed and agrees to abide by the above stipulations at all times and shall impose all applicable stipulations upon its construction contractor.

Owner _____ Date: _____