

RIVERVIEW ARCHITECTURAL STANDARDS

Adopted by Riverview Architectural Review Committee
REVISION DATE: 1/16/2025

Table of Contents

I. Introduction	1
Purpose of the Architectural Standards.....	1
The Architectural Review Board	1
Overview of the change request process.....	1
ARC’s right to verify construction in accordance with approved plans	2
Violation Fines.....	2
II. Exterior Standards.....	3
Construction.....	3
Driveways/Walkways.....	3
Doors/Windows/Shutters.....	3
Exterior Lighting.....	3
Painting/Siding/Brick/Roof	4
Mail Boxes/Street Numbers.....	4
Decks/Patios/Lattice Work	4
Detached Structures	4
Fences	4
III. Landscape Standards	5
Developing a landscape plan	5
Lawns.....	5
Pine Islands/Trees/Bushes	5
Removal of trees.....	6
IV. Recreational Equipment Standard	6
Children Play Sets/Bikes/Toys	6
Pools/Spas/Whirlpools	6
V. Miscellaneous Items	6
Flags/Flagpoles.....	6
Common Areas/Signs.....	6
Portable On Demand Storage Units.....	7
Radio Antennas	7
Television Antennas and Satellite Dishes	7

Appendix A: Blank ARC Request for Change Form

1. INTRODUCTION

Purpose of the Architectural Standards

One of the primary purposes of the Declaration of Protective Covenants, Conditions and Restrictions for Riverview (the "Declaration") is to provide for a method of determining certain *Architectural Standards* that will assure that the property within the Development will be developed and maintained in a fashion that will protect the investment of every homeowner. One important aspect of maintaining the integrity of a residential community is provided by the Declaration in authorizing the formation and duties of the Architectural Review Committee ("ARC"). The ARC has the right to review and approve changes to the exterior of homes within the Development. The Declaration strictly prohibits the addition of any structure, or the alteration of any structure, on any lot without the written approval of the ARC. The prohibition is very broad, including, but not limited to, the changing of exterior paint colors on a home. The Declaration further states that the ARC has the right to develop and disseminate architectural guidelines for the Development. These guidelines are referred to specifically in the Declaration as the "*Architectural Standards*" and should be considered an extension of the Declaration. This document is not an all-inclusive list of restrictions, but is a set of guidelines to be followed by homeowners when planning landscaping or the construction or alteration of any Structure located on their property. These guidelines do not include any approvals or restrictions required by local governmental authorities.

The *Architectural Standards* set forth herein have been developed and published pursuant to the Declaration in accordance with Article X. Their purpose is to publish guidelines related to (1) the use and maintenance of the property within Riverview and (2) the construction of improvements (including the alteration of Structures) upon lots within the Development. As guidelines, these standards may not be determinative of whether or not a particular use of one's property is acceptable, or whether or not the plans for a proposed improvement will be approved. Because of the uniqueness of each lot within the Development, including variations in size, topography and location, certain uses, improvements or modifications suitable for one lot may be inappropriate for another lot. Therefore, despite the guidelines offered by these Standards, the ARC is authorized to apply or adopt different standards for different lots to reflect those differences. As an example, the ARC may allow an improvement, modification or change to a Structure which cannot be seen from any street or other lot within the Development, but prohibits the same improvement if it can be seen from any street or any other lot.

All changes which require approval of local City, Local, County or any other governmental authority must be approved by the ARC before submission to such authority. Evidence of ARC approvals must accompany all requests for approval by the authority.

The Architectural Review Committee

The ARC is made up of members appointed by the Declarants as authorized by the Declaration. The Declaration grants the ARC discretionary powers regarding the aesthetic impact of design, construction and development including architectural style, colors, textures, materials, landscaping, and overall impact on surrounding properties.

It is not the intent of the ARC to impose a uniform appearance within Riverview, nor to discourage creativity on behalf of the homeowners. Its intent is to promote and assure that all improvements are aesthetically compatible and reflect the image of a quality Development. 1) During the plan review process, the ARC intends to be fair, impartial and understanding of individual goals.

Overview of the Change Request Process

General information

Homeowners are requested to provide as much detail as possible when submitting a Change Request Form to the ARC. This will eliminate confusion and reduce the time required to respond to the requesting homeowner. Plans should be specific in nature and include such items as types of materials to be used, planned start/completion dates, types of plants, size of plants and actual photographs of swings or arbors when applicable. Plans should also be limited in size to work that can be completed in a 30-day period unless a longer time is requested due to an exceptionally large project.

The ARC will meet every 30 days to review new change requests and conduct homeowner site visits. Every change request will be responded to in writing within 30 days from the day all final documentation has been received.

Step 1 - Submitting Plans

Homeowners are requested to submit photocopies of all plans and documentation. All submitted plans become the property of the ARC and will not be returned, but filed for future references and verification. Homeowners should deliver their change request

form and all necessary documentation, including plans, architectural drawing/photographs, property survey showing improvements and description of materials to:

Riverview HOA, Inc.
c/o Property Solutions of Middle TN
2146 N. Thompson Station Lane, Suite B
Murfreesboro, TN 37129

Phone: (615) 295-2317

Once plans are received, they will be date stamped and reviewed by the ARC in the order in which they are received. In most cases, the homeowner's participation is not required for the on-site, review, but is always welcome.

Step 2 - On-Site Review Process

The purpose of the on-site review is for the ARC members to assess the impact the request may have to neighbors and the general quality of the Development. The onsite process is usually brief (5-20 minutes) with no or limited homeowner involvement. However, we recommend that a homeowner be available for questions for complex plans.

Step 3 - Decision Process

Upon completion of the site review, the ARC will stamp the change request with one of four decisions and will contact the homeowner directly to explain the decision.

Plan Accepted - The plan was accepted as documented and the homeowner can begin the requested changes immediately upon obtaining all necessary governmental permits. All work must be done in accordance with the plans as approved by the ARC. All changes or modifications to plans must be reviewed and approved by the ARC.

Plan Accepted with Specific Conditions - The plan was accepted with specific conditions. The homeowner should review the conditions and if in agreement sign the conditions form and submit it to the ARC.

Plan Denied with Explanation - If the homeowner's plan was denied, an explanation will be provided. In many cases, the ARC will recommend one or more alternative solutions. If the homeowner is receptive to one of these solutions, they simply need to resubmit a Change Request Form detailing the plan within 60 days.

Plan Pending - If a plan was submitted incomplete, the homeowner will be notified and the plan will be held until the required documentation has been received. Upon receipt of a complete request, the ARC may have up to 30 days from the day all final documentation has been received to respond.

ARC's Right to Verify Construction in Accordance with Approved Plans

While under construction or after completion, the ARC reserves the right to review approved plans to make certain the actual construction adheres to the approved plan.

Violation Fines

The discretionary powers of the ARC are also coupled with the ability to establish and levy fines and penalties for noncompliance and, with the cooperation of the Board of Directors of the Association, also include the right to suspend membership rights, including the right to vote or to use the recreational facilities, if applicable. Although not limited to the following, "non-compliance" would include the failure to obtain approval of a new structure in conformance with approved plans. Homeowners who are in violation of the Declaration and the standards set forth in this document will be notified in writing of the violation and will be fined and penalized in accordance with the Declaration.

Disclaimers

Approval of any structure by the ARC is in no way a certification that the structure has been built in accordance with

any governmental rules or that the structure complies with sound building practices. Homeowners are required by law to obtain a building permit for all new construction.

These Architectural Standards set forth herein have not been reviewed for engineering or structural design or quality of materials. In fact it is very likely that certain standards have been adopted solely on the basis of aesthetic considerations. Therefore, no one should use or rely upon these architectural standards as standards for structural integrity or soundness of design for any construction or modification of a structure or for ensuring compliance of any activity or construction with public utility drainage easement requirements, building codes, zoning regulations and other governmental requirements. These things must be determined by, and are the sole responsibility of each homeowner within the Development.

Please remember that, like the architectural standards, plans and specifications are not reviewed for engineering or structural design or quality materials. By approving such plans and specifications, neither Declarant, the Association, the ARC, the Board, nor the officers, directors, members, employees and agents of any of them shall be liable in damages to anyone submitting plans and specifications to any of them for approval, or to any homeowner of property affected by the Declaration by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval or failure to approve or disapprove any such plans or specifications.

It is the sole responsibility of the homeowner to ensure that structures are safe. Approval of any type of Structure including children's play sets by the ARC in no way guarantees the safety of the individual.

In accordance with the Declaration, every person who submits plans or specifications, and every homeowner have agreed that they will not bring any action or suit against Declarant, the Association, the ARC, the Board or the officers, directors, members, employees and agents of any of them to recover any such damages.

II. EXTERIOR STANDARDS

Construction

All construction requires the homeowner to complete a request for change form and a site visit from members of the ARC. The purpose of the visit is to ensure that the construction adheres to ARC standards and is in harmony with the external design and general quality of the development.

Driveways/Walkways

Any changes to existing or new hardscapes including, but not limited to, driveways, walkways and patios, require specific approval of the ARC prior to construction. A professional contractor must complete all hardscape construction.

Doors/Windows/Shutters

Any alterations to the exterior of the house including, but not limited to, doors, shutters, trim and exterior siding must be approved by the ARC. Aluminum/glass storm doors are permissible so long as they are the same color as or complement the doors. Storm doors must remain full glass. Screen doors are not permitted to be installed on the front of the homes.

All window treatments facing the street must be lined in white or off-white to give the development an uncluttered look from the outside. The type of window treatments may include, but is not limited to: a white sheer, white blinds, white plantation shutters or white-lined curtains.

Stained glass windows are not permitted in doors or windows that are visible from the street. All requests for lead glass doors, glass blocks or windows should be submitted to the ARC.

Exterior Lighting

All exterior lighting shall be consistent with the character established in Riverview and be limited to the minimum necessary for safety, identification and decoration.

Outside light posts should remain black in color. Colored lens, lamps or bulbs of any type are not permitted. Any additional exterior lighting must be approved by the ARC.

Paint/Siding/Brick/Roof

All alterations to the exterior color of the house including, but not limited to, doors, shutters, trim, brick and siding must be approved by the ARC. New roofs should follow the same style and, color standard originally installed by the Declarants. The roof should include at least a 20-year shingle warranty and all exceptions must be approved by the ARC.

Street Numbers

All street numbers should follow the common design as originally installed by the Declarant. Any proposed replacement street numbers must be approved by the ARC prior to installation. Street numbers or surnames are not allowed on the curb.

Decks/Patios/Lattice Work

All decks should remain natural in color, be made of pressure-treated-pine, be located on the back of the house, and not wind out past the sides of the house. Any variance from this standard must be approved by the ARC.

All plans to build new or expand existing decks, patios and lattice work must be submitted to the ARC for approval. Also, homeowners shall submit a landscape plan to address areas under and around the deck.

Storage areas of any-type under installed decks require the approval of the ARC.

Detached Structures

Arbors/swings are permitted in rear yard only and must be located where it will have minimum impact on adjacent properties and streets. Homeowners are encouraged to include a landscaping plan with the arbors/swings to minimize the neighboring view. Detached structures may be limited, restricted or not permitted on corner or cul-de-sac lots that may result in offensive views from neighboring lots.

All lawn furnishings and structures including, but not limited to, bird baths fountains, frog ponds, artificial plants, bird houses, hook gardens or similar types of accessories must be located in the rear of the yard only and require ARC approval.

Storage sheds shall not be permitted within the community.

Dog houses may be permitted within the rear yard only and require the homeowner to submit a plan to the ARC for approval. Dog houses should be constructed of materials that are in harmony with the exterior design of the home and shall only be permitted within a fenced yard and not to be visible from the public view.

Fences

Fences are permitted in the rear yard only and require the homeowner to obtain appropriate governmental authorization, and submit written governmental approval, together with a detailed plan to the ARC for approval. Submissions should include a complete description and picture of the fence, materials, and a site plan showing the fence location in relationship to property lines. When submitting a request for a new fence, homeowners shall also include a landscape plan that is focused on buffering as much of the fence from neighbors as possible.

It is the homeowner's responsibility to ensure that fence installation does not impede or impact drainage on their property or adjacent properties in the community.

** Invisible electrical fences for dogs are pre-approved.

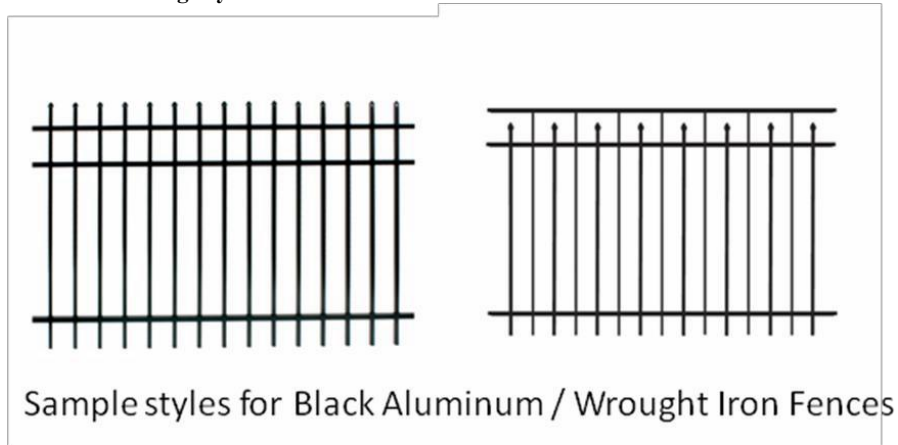
All proposed fences must follow the minimum ARC fence standards as defined below. Additional requirements may apply to select home sites.

Permitted materials include:

- Black aluminum four-foot (4') or six-foot (6') height.
- Brick columns utilized within the fence plan

Declarant reserves the right to install wooden privacy fences on critical home sites in the community.

Permitted Fencing Styles:



III. LANDSCAPE STANDARDS

Developing a Landscape Plan

Homeowners are encouraged to develop a long-range (3-9 months) landscape plan to be reviewed by the ARC. Many professional landscape companies provide landscaping planning services for a reasonable fee. Professional assistance is encouraged to assist in reducing plant loss. The landscape plan should be detailed and include such items as plant type, size, quantity, estimated time to complete project and the physical location of each plant. While many landscaping plans can be all encompassing, please limit change requests to work that can be completed in three months.

Lawns

All front and side lawns shall be the same as was originally installed by the builder in Bermuda sod to ensure consistency, in the Development. Rear yards may be either sod or seeded with Bermuda.

Pine Islands/Trees/Bushes

All new or expansion of existing islands or beds require a landscape plan to be submitted for approval. No landscape plan is required to plant existing islands or beds. Pine islands should be maintained regularly with fresh pine straw and edging.

Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States.

The preferred landscape bed edging is either a neat 4"-6" deep trench or natural living plant life. Permitted edging must be black metal or black plastic not to exceed three inches (3") in height. Rocks, boulders, stones, bricks or wood blocks are not permitted to line or cover islands/beds that are visible from the street unless approved by the ARC. All plant beds will be covered with pine straw, natural chopped bark or mulch.

Landscaping walls require ARC approval.

Removal of Trees

No viable tree with a diameter greater than 6" (measured 2' from the ground) may be removed without written permission of the ARC. The removal of live branches greater than 8' above the ground also requires ARC written approval. In addition, zoning conditions imposed by governmental agencies may require approval of such agencies. No trees shall be removed from any non-disturbance buffer or common areas.

IV. RECREATIONAL EQUIPMENT STANDARDS

Children's Playsets/Bikes/Toys

Children's play equipment including trampolines and swings must be surrounded by a buffer such as landscaping, installed fencing or by burying the supports so that the trampoline is level or almost level with the ground so as to have minimum visual impact on adjacent properties and streets. Installation of all such equipment must be approved by the ARC.

All children's bikes and toys shall be considered pre-approved and placed out of public view when not in use to have minimum impact on neighbor's and adjacent properties.

Temporary basketball goals are not permitted on the Properties. Permanent basketball goals or posts must be approved by the ARC. Approved basketball goals may be installed out of public view, with minimal impact on adjacent properties, and shall be installed using a single black post or pole, clear blackboard, and without peripheral attachments (e.g. "air ball" blocking nets), substantially similar to the photo attached hereto as Appendix B.

Pools/Spas/Whirlpools

Permanent above ground pools of any type are not permitted.

All in-ground pools, spas or whirlpools must be approved by the ARC and must fit naturally into the topography of the proposed lot. Homeowners must submit a detailed plan including site layout, fencing and landscaping to obtain approval. All pump, filter, etc. equipment for pools must be located where it will not cause a nuisance to neighbors and must be screened from view with landscaping. The pool/spa/whirlpool must also be located to provide minimum visual impact to the surrounding properties and streets. Pool enclosures are not permitted.

V. MISCELLANEOUS ITEMS

Flags/Flagpoles

Decorative flags cannot be visible from the front of the house. Decorative flags can be placed in the rear of the house on a pole attached to either the deck or house, where they have minimum visual impact to the surrounding properties and streets. Stand-alone flagpoles are not permitted.

For Sale/Rent Signs

With the exception of signs installed by the Declarant, no signs, advertising posters, flyers, or billboards of any kind shall be erected, placed, or permitted to remain on the Property.

Owner is permitted to place one For Sale sign of standard real estate size on the property. For Rent signs are not permitted to be displayed or erected on a home site, yard or exterior doors. For Rent signs are prohibited.

Political Signs

Homeowners may display only one political sign per candidate or issue on their homesite. No sign may be larger than four (4) square feet. Signs may be placed on the homesite 60 days prior to a General Election. Signs must be placed at least 10 feet from the curb. Signs must be removed the day after the election.

Common Areas/Signs

No sign or emblem of any kind may be kept or placed on a home site or attached to any dwelling. No temporary sign is permitted in any common ground area. Any permanent sign placed on common ground must be approved by the ARC.

Security Signs

Homeowner may display one (1) professional security sign in front of the home. The security sign shall be placed in the shrub area immediately in front of the home.

Portable on Demand Storage Units

Homeowners at Riverview will be allowed to use Portable On-Demand Storage Units (PODS) as follows:

- 1) Homeowners must close on purchase of home before POD is delivered to the property.
- 2) POD may remain for no more than seven (7) days.
- 3) POD must be stored in the driveway of the home and may not block the flow of traffic on neighborhood streets or alleyways.

Radio Antennas

No exterior antennas for the transmission or reception of radio signals will be permitted.

Television Antennas and Satellite Dishes

Antennas, satellite dishes or any other apparatus for the reception of television or satellite signals may be installed by owners without prior approval of the ARC; provided; however, owners do so at their own risk, and in accordance with any local, state or federal law or regulation. Owners are encouraged to place such devices so that they are not offensive to neighbors or visible from the streets. In the event such devices are installed outside of these guidelines the ARC may take such actions deemed appropriate and within the scope of any law or regulation to cause a correction to be made by the responsible Owner. Further, neither the Association, nor the ARC shall be responsible for repairs necessitated by the improper installation of such device on the exterior of any lot. Owners should also be aware that improper installation of such devices may invalidate any warranty given by suppliers of materials or your builder.

Appendix A

Blank ARC Request for Change Forms

ARC REQUEST FOR CHANGE
Riverview Homeowners Association

Property Owner: _____

Property Address: _____ Lot # _____

City/State/Zip: _____ Home Phone: _____ Cell: _____

Email Address: _____

Improvement: (Complete Description)

Contractor Licensed: Yes No

Building permit required: Yes No

Estimated Project Completion Date: _____

Dimensions: _____ (if applicable) Color: _____ (if applicable)

Paint/Stain Selection (if applicable) _____

(Please list the pain/stain color, manufacturer name, and retailer where purchased.)

Location: _____ (on home/property) Cost of Project: _____

Contractor Name: _____ Contractor Phone: _____ Construction

Materials: _____

All Submissions must be accompanied with the following:

- * Architectural drawing and/or pictures
- * Property survey/plat showing improvement(s)
- * Description and samples of materials
- * Evidence of government approval (permits for city and county, etc) where applicable

You may not begin construction on any modification until you have received written approval from the Architectural Review Committee.

INTERNAL USE

Date Management Firm Received: _____

Date Approved: _____

Date Denied: _____

Approval/Denial Explanation:

- * Approved project must be completed within _____ days of approval.
- * No project or improvement may impede or impact drainage on homeowner's lot or adjacent properties.

*
*
*

Architectural Review Committee Signatures:

FENCE REQUEST FORM

Attention: RIVERVIEW HOMEOWNERS ASSOCIATION

Property Owner: _____
Property Address: _____ Lot # _____
City/State/Zip: _____ Home Phone: _____ Cell: _____
Email Address: _____

Contractor: _____

Dimension of Fence: _____ Material: _____
Fence Height: _____ (Name/Number/Manufacturer)

Include Picture or Brochure of Fence Style / Capping:

Additional Requirements:

- Six-foot (6') maximum height
- Good side must show out

Checklist for Approval:

- Site plan of fence in reference to the home and property lines.
- Proposal or Contract with Contractor
- Picture of fence type or brochure
- Landscaping plan if applicable
- Completed Fence Request Form
- Signed Disclosure

INTERNAL USE

Date Management Firm Received: _____
Date Approved: _____ **Date Denied:** _____

Approval/Denial Explanation:

- * Approved project must be completed within _____ days of approval.
- * No project or improvement may impede or impact drainage on homeowner's lot or adjacent properties.
- *
- *
- *

Architectural Review Committee Signatures:

Appendix B

