

ARCHITECTURAL DESIGN GUIDELINES
for
THE RIVER CLUB
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ARCHITECTURAL DESIGN GUIDELINES for THE RIVER CLUB

I. Introduction

A. Guideline Objectives

This document has been prepared by The River Club Partners, LLC (the “Declarant”) for promoting the development of a residential subdivision known as The River Club (“The Development”). The standards of design expressed in this document are intended to describe our vision for the development through guidelines and procedures that are clearly outlined and informative. It is the intent of The River Club Partners to expedite the approval and building processes while ensuring that all submittals are harmonious with and not of compromise to the commitment of quality of the subdivision. It is also the intent of the Developers to protect the unique natural features of the development during the building process and long afterward. With this in mind, we may review and revise these Design Guidelines, as need arises, to facilitate changing conditions.

B. Relationship of Covenants and Restrictions to Legal Documents

These Design Guidelines are a supplement to the Covenants and Restrictions (the “Covenants”) for The River Club, recorded in the Troup County, Georgia public records. The design criteria are intended to complement the Covenants and Restrictions and should a conflict arise between the two, the Covenants and Restrictions shall prevail.

II. Architectural Control Committee (ACC)

A. Mission and Function

The covenants and restrictions for The River Club provide for the creation of the Architectural Control Committee (the “ACC”). It is the mission of the ACC to see that the standards as set forth by the Developers are met or exceeded in all respects in regard to the Design Guidelines and the Covenants to assure an attractive, compatible, and aesthetically pleasing community.

B. Membership of the ACC

The ACC is to be comprised of three to five members appointed by the Developers. An elected member shall chair the committee. The right to appoint members to the ACC shall be retained by the Developer until one hundred percent of the parcels have been developed and conveyed to purchasers in the normal course of development. At such time, the Board of Directors of the Home Owners Association shall appoint the members of the ACC.

C. Responsibility of the ACC

The ACC shall have the following responsibilities:

1. Review and evaluate each set of plans and specifications submitted by an owner for adherence to the Design Guidelines.
2. Approve all new construction and exterior remodeling or additions.
3. Monitor the construction in order to ensure compliance with the Covenants and Design Guidelines.

4. Enforce the Design Guidelines through special assessment or remedy as per the Covenants.
5. Interpret the Covenants and the Design Guidelines when at the request of an Owner.
6. Approve all new construction and modifications to existing structures, including but not limited to fences, walls, exterior painting, material replacements, and play structures.

D. Enforcement Powers

The ACC has the power to fine and or direct that the nonconforming structure be brought into compliance at the Owner's expense should any structure or improvement be deemed in violation to these Design Guidelines and Covenants.

E. Limitation of Liability

Design and submittal approval do not constitute a representation of warranty as to the quality, fitness, or suitability of the design or materials specified in the plans. In addition, decisions by the ACC do not assure approval by any governmental agencies or compliance with governing codes or regulations. Owners are responsible for obtaining or ensuring that they or their agent obtains all information necessary for code compliance before commencement of construction. Furthermore, the ACC encourages a consultation meeting between the Designer, Architect, Owner, and Builder and the governing municipality departments before undertaking preliminary design or construction, so that everyone involved has access to the latest version of applicable ordinances and codes. Each entity involved should understand its role in the design/construction process, the rules and regulations that affect the process, and the relationship of their position with the project at hand. It is not the role or responsibility of the ACC to educate, monitor or ensure compliance with local codes or regulations. Neither the Declarant, the Homeowners Association, the ACC, nor any of the members shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved plans for construction on or modifications to any home site.

III. The Design Review Process

A. Review Process Timeline

When a complete package, as described below under the section “submittals”, is handed over to the ACC, the review process begins. The ACC shall have a time period not to exceed sixty (60) days from the documented date of submittal, to make a decision as to whether the project is approved, approved with stipulations, or disapproved, and to deliver this decision back to the Owner or his agent. If approval is not granted the first time, then the process will start over again. Altered package will be re-submitted to the ACC, dated with the new date, and re-reviewed within the time period not to exceed fourteen days from the new date. Every effort will be made by the ACC to review plans and specifications as quickly as possible, but the ACC cannot be held liable for delays or penalties incurred by the Owner or his agents due to the review process timeline.

B. Grounds for Approval/Rejection of Submittals

All construction documents submitted for review will be considered for approval by the ACC. The decision that the ACC makes regarding approval or disapproval shall be based upon the materials conformity to the Design Guidelines and Covenants. It is important to note that these opinions regarding compliance are subjective and are subject to vary as committee members are replaced over time. Also it is important to note that final decisions of the ACC may be based on purely aesthetic considerations. The ACC has the right to make the decision for approval or disapproval based on aesthetics to assure an attractive, compatible, and pleasing community.

C. Plan Design and Copyright

All plans for the construction of dwellings and other building structures in The River Club must be designed by a licensed architect or a professional, experienced home designer. The plans must meet, at a minimum, the building codes of Troup County and the State of Georgia. Each application to the ACC shall contain a representation and warranty by the Owner that the use of the plans submitted does not violate any copyright associated with the plans. Neither the submission of the plans to the ACC, nor the distribution and review of the plans by the ACC shall be construed as publication in violation of the designer’s copyright. Each Owner submitting plans to the ACC shall hold the members of the ACC, the Association and the Declarant harmless and shall indemnify said parties against any and all damages, liabilities, and expenses incurred in connection with the review process.

D. Application

An application, provided by the ACC, is to be completed and submitted as part of the submittal package. Please note that included with the application is a covenant acknowledgement form to be signed by both the home owner and the builder. The application can be obtained from a member of the ACC. The application will provide the ACC with the necessary contact information for the Owner and the Builder, as well as the basic scope of the work to be performed including any demolition, renovation, and / or new construction. The application will also include information, as required by the ACC, about the Builder and his qualifications for

building in The River Club subdivision. Two copies of the application, signed by the Owner making the submittal, and dated, will be included in the submittal package.

E. Fees

1. Design Review & Impact Fee

There will be a design review (\$300) and impact (\$1200) fee associated with the submittal process. Along with the application, the required plans and specifications, and the material sample submittals, a check made payable to The River Club Homeowners Association for Fifteen hundred dollars (\$1500.00) even will be paid to the ACC before the review process can begin. If, after three submittals on one project have been processed and approval denied by the ACC, the ACC, at its discretion, may assess a duplicate fee to the Owner making an additional submittal before processing such request. The purpose of these fees is to cover all costs and expenses related to the processing of applications, review of plans and specifications, and future maintenance due to construction impact on roads. The ACC reserves the right to change or waive fees from time to time without prior notice.

2. Construction Deposit

The Builder will post a refundable deposit of \$1500.00 before receiving approval for construction. The ACC will not accept payment from property owners for the construction deposit. The Builder may not transfer the ownership of this construction deposit to the property owner unless authorization in writing is granted by the ACC. Should the Builder accrue any fines during the construction process, the amount of the fine will be deducted from the construction deposit. The Builder will then be required to replenish the amount deducted from the construction bond within fifteen days of incurring the fine, or be subject to the conditions.

When all construction is complete, including landscaping, the Builder must request a compliance inspection by the ACC. At this time, a member of the ACC will inspect for compliance with the approved plans. If the project is not in compliance, then the Owner and Builder will receive a letter stating any deviations from the approved plans and a request that they be brought into compliance. The Builder's Deposit will be held until compliance is achieved. If the project is in compliance, the ACC will return the Builder Deposit, less any accrued fines or damage costs as assessed by the ACC, and provide the Owner a Certificate of Compliance.

F. Variances to Design Guidelines

From time to time, the Design Guidelines or existing site conditions may impose an undue hardship that may inhibit construction on a particular home site. In such case, the applicant may request a variance in writing to the ACC. The ACC may grant or deny the variance request on a case-by-case basis. Any variance or exception to the Design Guidelines granted is unique and do not set any precedent for future decisions of the ACC. No variance is considered to be valid unless in approval in writing is obtained from the ACC.

IV. Submittal and Ownership of Plans

A. Submittal Package

Submittal package shall include a signed acknowledgement from the builder and the owner that they have read and are familiar with the River Club Covenants and ACC Guidelines together with two complete sets of plans to be used for construction or improvement. After approval one set will be returned to the Owner and one set will be retained by the ACC and becomes the property of the ACC, to be kept on file as part of the submittal package and to be used as a check to ensure that work is being performed as submitted. If any changes are made to the submitted plans during the construction process, then the Owner must make a submittal change request to the ACC. This request would become part of the submittal package and kept on file by the ACC. The set of plans retained by the ACC, upon either approval or denial of approval, are to be kept by and become the property of the ACC.

The following individual plans are required in a set of plans submitted for the Design Review process to make the plans complete.

1. Site Plan

Minimum scale of 1" = 20'. Must include the following information:

- a. Owner's name, street address and Lot number
- b. Lot lines, location of street, Corp. line (if applicable), and setback lines
- c. House lines and dimensions to all property lines at closest points
- d. Elevation benchmark and finish floor elevations
- e. Proposed walls with heights compared with benchmark
- f. Fences. Fences are strongly discouraged and under no circumstances will fences be allowed in front of homes. Under special circumstances, the ACC may consider fencing behind the house. Additional details on Fence Guidelines are available from ACC Board members.
- g. Pools
All pools are subject to ACC approval. Above-ground semi-permanent pools are not permitted.
- h. Outbuildings
All outbuildings such as detached garages, storage buildings, playhouses, treehouses, etc. must be approved by the ACC, be of materials and style compatible with the main structure and should be in keeping with Covenants and River Club aesthetics.
Addition of such structures must be submitted to the ACC for approval.
Contact the River Club ACC for appropriate forms.
- i. Driveways, sidewalks and parking pads
- j. Patios and decks
- k. Contour lines (2 foot) should be included to reflect existing elevation contours as well as new proposed elevations after cut or fill during

construction.

- l. Tree protection areas showing areas to be fenced off with protection fencing to prevent root damage to trees that are to remain.
- m. Identify trees five inches (5”) in caliper or larger, measured at a point twelve inches (12”) above the ground that are to be removed. Every effort possible should be made to preserve and keep as many of the existing trees on the lot during construction.
- n. Location of sediment control features, such as silt fencing, to be used
- o. Natural areas to be left except for thinning, under-brushing and covering with pine straw.
- p. Areas to be grassed.
Lot frontage must be sodded at street between lot lines.
All grass in front, side and back yards must be Meyers Zoysia.
Zenith Zoysia may be used in shady areas
- q. Foundation plantings and any special areas to be planted.
Detailed landscaping plans must be submitted no later than fourteen (14) days prior to scheduled installation date.
Refer to details on Landscape Design and Maintenance.
- r. Location of proposed drain field area for septic system.
- s. Location of all drainage outlets within ten feet of property line.
- t. North arrow indicator

2. Architectural Plans

Must include the following:

a. Floor Plans

- 1) Minimum scale of 1/4" = 1'-0".
- 2) All rooms and areas dimensioned and labeled.
- 3) Location of all windows and doors.
- 4) Plan for each floor, including basement area.
- 5) If area is to be left unfinished, then it should be indicated as such.

b. Exterior Elevations

- 1) Minimum scale of 1/4" = 1'-0"
- 2) All elevations including front, rear and sides.
- 3) All elevations labeled for easy reference as to orientation.
- 4) Accurate finish grade lines shown against house.
- 5) All materials and finishes labeled and identified by name, along with color and texture if applicable. If a material is to have a finish applied that might affect color, the type of finish must be submitted along with sample
(For example: painted brick.)
- 6) Roof pitch and material to be used.
- 7) Window and door configuration and location. Any trim, if applicable, to be applied around windows and doors should be included and specified.
- 8) Location of any exterior shutters, window boxes, special decorative architectural features, brackets, or any other special details that may affect the exterior elevations.
- 9) Note any architectural features that may have been drawn into the elevation plan, but that will be deleted and are not going to be incorporated into construction. If any feature is included on the exterior elevations submitted, and is not specifically noted as being deleted for construction, then the ACC will expect to see the feature incorporated into construction upon completion of the project. Project will not be deemed complete until all details shown on approved drawings are incorporated into project unless a written variance from the ACC is obtained.
- 10) Gutters where applicable.

c. Material Sample Submittals

Samples for the following materials, if applicable, shall be submitted with the application, including color and texture (Digital samples will not be accepted.):

- 1) Siding material
- 2) Brick and mortar sample
- 3) Stone
- 4) Stucco
- 5) Roofing material

3. Exterior Finish Schedule

Schedule shall include any information that may help to describe color and finish texture for the following items. Any item not specifically listed but deemed to be of assistance to add to the description should also be noted. Material samples for the following shall be submitted to the ACC no later than fourteen (14) days prior to commencement of installation. (Digital samples will not be accepted.):

- a. Paint colors for siding.
- b. Paint colors for trim and accent areas.
- c. Paint colors for shutters.
- d. Paint color for garage doors.
- e. Concrete color at driveway if applicable.
- f. Window and exterior door paint colors.
- g. Front door finish and color.
- h. Stone or brick color and pattern

4. Landscape Design and Maintenance

Landscaping shall be installed as part of the construction process. As such, detailed landscape plans must be submitted to the ACC for approval no later than 14 days prior to installation date. All foundation plantings and sod per landscape plan submitted and approved must be installed prior to occupancy of the dwelling.

- a. Grass: So that there is a consistent type of grass throughout the Properties, all grass for front, side, and back yards shall be sodded and shall be Meyers Zoysia.
In shady areas, Zenith Zoysia may be used.
Property frontage must be sodded along street between exterior lot lines.
Grass clippings should not be left visible on the lawn, in piles on lots, or blown into the street.
- b. Any use of landscape boulders must be approved by the ACC and incorporated into a landscape design.
- c. Drain pipes are to be buried and not visible on any portion of the Lot. Dry creek beds for drainage must be approved by the ACC.
- d. All beds and natural areas should be maintained with proper weed control and edging. Anything other than shovel edge should be approved by the ACC.
- e. Large open areas of pine straw should be planted with trees and shrubs to soften the areas and to integrate them into the landscape.
- f. All beds visible from the street are to be maintained with pine straw or dark natural mulch.
- g. Irrigation systems are strongly recommended for proper maintenance of lawn and shrubs.

V. Approval, Approval with Stipulations, or Denial

After all material has been submitted to the ACC for review, then the ACC will have sixty (60) days to review the submittal. At the end of this period the ACC will make a judgment as to whether the plans, specifications, and other submittal material complies with the Covenants and Restrictions of The River Club and the Design Guidelines as provided at the time of submission. The Owner or the Owner's agent responsible for the submittal will be notified as to whether the plans are:

A. Approval as Submitted

Plans, specifications, and other submittal material have been reviewed, deemed adequate, and approved as submitted to the ACC. All necessary requirements as stated in the Design Guidelines and the Covenants and Restrictions of The River Club have been met, The Owner will receive written notification of the approval and, as far as the ACC is concerned, construction work can begin. Note that the applicant still has the responsibility to obtain ALL necessary permits and approvals for any project from the local authorities and departments regulating building in The River Club Subdivision. The ACC and the local governing bodies concerned have separate and independent processes and approval from one does not grant approval from the others.

B. Approval With Stipulations

Plans, specifications, and other submittal material have been reviewed but found not to be in compliance with the Covenants and Restrictions of The River Club or the Design Guidelines, or both. Submittal material will be returned as stipulated to the Owner or the Owner's agent, along with recommendations from the ACC as to how compliance can be met. At this time the Owner has the choice to:

1. Accept and adopt the stipulations placed on the submittal by the ACC. If the Owner does agree to the stipulations, then the stipulations become part of the submittal material and the submittal becomes compliant and is approved. The Owner will be notified in writing of the approval and, as far as the ACC is concerned, construction work can begin. Note conditions for permitting, etc. as listed above in prior section.
2. Not accept the stipulations placed on the submittal by the ACC that would bring the submittal into compliance as noted. At this point, the Owner can make changes to the design and/or materials to be used, and submit the modified plans, specifications, and other submittal material to the ACC for review. The ACC will proceed with the review process and determine if the new submittal is in compliance with the Covenants and Restrictions of The River Club and the Design Guidelines as presented. A decision will be made by the ACC concerning Approval, Approval with Stipulations, or Denial.
3. Withdraw from the review process. Any material, including plans and specifications submitted, will be retained by the ACC for its records.

C. Denied As Submitted

Plans and specifications as submitted are deemed not to be in compliance with the Covenants and Restrictions of The River Club, the Design Guidelines, or just not to be appropriate for The River Club subdivision and are denied approval from the ACC. Qualification for the decision by the ACC will be presented in writing to the Owner making the submittal, and suggestions will be provided to the Owner concerning the proposed design. The ACC will advise the Owner on possibilities of means to bring the submittal into compliance, but the responsibility for the design belongs to the Owner. No construction work will begin without written approval from the ACC.

VI. General Design Requirements

A. Minimum Square Footage

Minimum square footage requirements for homes built in The River Club subdivision fall under one of two headings depending on the location of the home to be built: homes built on designated drives (i.e.: The Bluffs, The Overlook, The Stillwater, and The Reserve) and homes built on non-designated roads. Homes located on designated drives require more stringent footage requirements than those not located on designated drives.

Minimum square footage for a home to be built in The River Club subdivision shall be calculated using heated/cooled living area floor square footage. This should not include any area not heated/cooled, porches, decks, screened areas, garages, carports, or basement area. Calculations should not include basement level numbers. Measurements for calculations of heated/cooled square footage should be taken from outside edge of stud wall of living area wall and should not include any veneer material, such as stone or brick. Minimum home square footage requirements are:

1. For homes NOT located on a designated drive:
 - a) For a one-story home not on a designated drive- 2500 square feet.
 - b) For a one and one-half story home not on a designated gated private drive- 2500 square feet with the added stipulation that there be a minimum of 2000 square feet on the Main floor level.
 - c) For a two-story home not on a designated drive- 2500 square feet with the added stipulation that there be a minimum of 2000 square feet on the Main floor level.
2. For homes located on a designated drive:
 - a) For a one-story home located on a designated drive - 2800 square feet.
 - b) For a one and one-half story home located on a designated drive - 2800 square feet with the added stipulation that there be a minimum of 2200 square feet on the Main Floor Level.
 - c) For a two-story home located on a designated drive - 2800 square feet with the added stipulation that there be a minimum of 2200 square feet on the Main Floor Level.

B. Location on Lot

No structure, including any outbuildings, shall be located any nearer to the lot line than stipulated on the plat by the stated setback dimensions. The ACC will have input into the exact location of the house on the lot as need be when it is determined that there might be irregularities in front setbacks from neighboring lots due to lot shape or contour. Owner will be asked, as part of the submittal process, to locate the desired location for the home site. After seeing how neighboring lots might affect the location of the home site, the ACC may require that the home site be located at a different position. This is done to provide regularity in visual setbacks from the road and promote continuity within the subdivision.

C. Exterior Siding Materials

1. Approved Materials

Materials approved for use as exterior siding or veneers include the following:

- a) Brick, with an approved texture and color.
- b) Stone, when used as an accent wall or as a foundation veneer.

- c) Cement stucco, color and texture to be approved.
- d) Horizontal wood lap siding, pattern to be approved
- e) Board and Batten siding with true battens.
- f) Hardi-plank or approved equal lap siding.
- g) Hardi-shakes or equal.
- h) Cedar shakes.

Material not listed may be considered for use as an exterior siding but must receive prior approval from the ACC.

Any foundation and / or retaining wall visible from the street must be veneered with brick, stone or stucco.

2. Non-approved Materials

Materials not approved for use as exterior siding or veneers include the following:

- a) Vinyl lap siding.
- b) Vinyl board and batten.
- c) Vinyl shakes.
- d) Aluminum siding.
- e) Logs or log siding.
- f) T-111 style wood or Hardi-siding.
- g) Rough-sawn or irregularly shaped wood siding.

D. Roof Design

Pitch of the main roof structure should not be less than a 6/12 pitch. Pitches for porches, breezeways and other secondary structures may be less, provided they are approved during submittal of plans and specs. Contemporary roof designs or any other irregularly shaped roof designs will not be allowed. All penetrations thru the roof, including plumbing vents, mechanical exhaust vents, skylights, light tubes, etc. will be located on the rear roof slopes so they are not visible from the street. Any pipe penetrating the roof shall be painted to blend in with the roofing material color. Any penetration visible from the street must be approved in writing from the ACC.

1. Roofing Materials

Materials used for roofing shall be limited to the following unless approved in writing by the ACC:

- a) Fiberglass shingles, preferably 30 year or greater, color to be approved.
- b) Slate.
- c) Synthetic slate.
- d) Cedar shakes.
- e) Standing seam metal, to be used as accent areas only.

2. Flashing

Any material used for flashing shall blend in color with either the roofing material or the siding veneer. Exposed galvanized flashing will not be used.

3. Chimneys

Chimney finishes are restricted to brick, stone, cultured stone, or stucco. Exposed exterior metal chimney flues or flue caps are not allowed. Metal shrouds are allowed atop masonry chimneys.

E. Windows, Doors

1. Exterior Doors

Door design should be appropriate for the style and architectural theme of the home. Doors on the elevation or elevations facing the street shall have muntin bar configurations to match those of the windows; either true divided lite or simulated divided lite patterns. In lieu of muntin bars, doors may have leaded glass panels as submitted for approval to ACC.

Steel doors are not approved for use as exterior doors.

Exterior sliding glass doors are not approved on front facing elevations but are permissible for use on other elevations. Storm and screen doors on front facing elevations are permissible only if they are of the appearance of a typical exterior door. Design shall be approved by ACC. Wood doors are permitted but it is recommended that use be limited to protected areas under roof. Steel clad pre-finished doors are permitted.

2. Window Types

Window type and design should be appropriate for the style and architectural theme of the house. Windows on elevations facing the street (or streets if a corner lot) shall have muntin bars to be either true divided lite or simulated divided lite. Grids between the glass and interior snap-in grids are not allowed on street facing elevations but can be used on other elevations if so desired.

Pattern of muntins shall be appropriate for the style and architectural theme of the home and should be submitted to the ACC for approval prior to the purchase of the windows.

3. Garage Doors

Garage doors should not face forward as part of the front elevation of the house.

VII. Miscellaneous Guidelines

A. Antennas and Satellite Dishes

Exterior antennas of any type, including television, radio or satellite dish antennas, will not be allowed on any Lot at any time, except miniature satellite dish antennas having a diameter of 18" or less may be used. Every effort should be made to place the satellite dish where it is not visible from the street, but in the event that a signal is not available there, the placement must be as discreet as possible and the color must be dark and as natural as possible.

B. Garbage and Refuse Disposal

No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other Waste shall not be kept except in sanitary containers. All incinerators, containers or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition and must not be visible from any street. No loose debris may be placed on or near the street at any time. All Owners must contract with a garbage removal service prescribed by the Association. Garbage containers may be left on the street no more than 24 hours before or after garbage pickup.

During the construction of any structure upon any Lot, the Owner of said Lot shall keep the Lot in a reasonably neat and clean condition. All waste material shall be removed from said Lot in a prompt and efficient Manner. If, during construction, Owner's Lot is not kept in a clean and neat condition, upon ten (10) days written notice, the ACC shall have Lot cleaned at Owner's expense.

C. Storage Containers

Storage bins, rain barrels and containers must be concealed from sight.

D. Pets, Livestock and Poultry

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other common household pets may be kept as long as they are confined to the lot and provided that they are not kept, bred or maintained for any commercial purposes. No pet shall be allowed to roam unleashed in the neighborhood and must be confined within the boundaries of the Lot. No pet shall be allowed to become a nuisance by making excessive noise, which shall include but shall not be limited to barking, howling, and growling. Outside pens and pet houses are discouraged. All pet fencing, pens and houses must be approved by the ACC. A site location and plan of structure including type of material and specifications must be submitted to the ACC for approval prior to installation. All enclosed pens shall be completely floored with a concrete slab.

E. Vehicles

All motor vehicles shall be currently licensed and maintained in proper operating condition so as not to be a hazard or nuisance by noise, exhaust emissions or appearance. Overnight parking of all recreational vehicles including (but not limited to) boats, trailers, jet skis, ATV's golf carts, campers, and all related equipment shall be in garages, screened enclosures approved by the ACC or stored in such a manner so as not to be visible from any street. Regular parking of motor vehicles, boats, campers, trailers or motorcycles on street or on soft surfaces is prohibited.

F. Recreational Equipment

Basketball goals, whether they are permanent or mobile, are allowed but cannot be affixed to the house, or be placed in the street. The goals do not need to be approved, but must be kept in good appearance and condition (i.e. no rust, no broken parts, must have a net, etc.).

Children's play sets, equipment, swing sets, trampolines, pools etc. must be located in rear yards where they will have minimum visual impact on adjacent properties and streets. Play sets should be of natural wood and accessories should be in earth tones or neutral colors.

Equipment should be positioned out of view of the street whenever possible. Landscaping may be used to provide a screen for play equipment. When not in use, children's toys, bikes, etc. must be placed out of view from the street and have minimum visual impact on neighbors.

Items such as grills, smokers and fire pits should be stored out of view from the street.

G. Tree Removal

ACC approval must be obtained to remove trees larger than five inches (5") in diameter.

H. Vegetable Gardens

Vegetable gardens must not be visible from the street. They must be well maintained and placed in such a manner that there will be minimum visual impact on neighboring properties.

I. General Exterior Appearance and Aesthetics

1. Exterior Furniture

Front porch furniture is to be limited to stone, wood or metal in colors which blend with the architecture.

Lawn furniture should be restricted to the back yard unless incorporated specifically into an approved landscape plan.

2. Exterior Lighting

Landscape and accent lighting should be subtle and in keeping with the neighborhood.

3. Decorations

Seasonal decorations should be kept within reason. Large and excessive use of decorations are strongly discouraged. Inflatable decorations do not fit into The River Club's natural environment.

Seasonal Decorations, other than Christmas, should be limited to 1 month prior and 1 week after the event.

Christmas decorations are allowed between Thanksgiving and the second weekend in January.

4. Flags

Use of flags should be tasteful and affixed to the main structure.

J. Lake Corps Regulations

All properties which adjoin Corps property must abide by Corps regulations with regard to land usage, maintenance of trees and vegetation, and docks.