

HIGH RIVER



The following Design Guidelines may be modified from time to time by the Declarant or the Board of Directors.

**Flint Mountain Holdings, LLC
Architectural Control Committee**

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INTENT OF GUIDELINES

The main purpose of the Architectural Control Committee (“ACC”) is to assist the Declarant, Flint Mountain Holdings, Inc., and the Board of Directors by developing and enforcing a set of standards to assist homeowners in the design and construction processes while maintaining the community theme and the natural beauty of High River. It is not the intent of the guidelines or that of the ACC to inhibit or restrict one’s personal creativity, but to provide specific parameters to help establish High River as the premier mountain river community.

FUNCTION OF ARCHITECTURAL CONTROL COMMITTEE

The Declaration of Covenants, Conditions and Restrictions & Easements for High River (“Declaration”) governing High River Community assigns the aesthetic control of development to the Declarant and the Board of Directors, who may establish a committee, the ACC, for the purposes of controlling and enhancing the development and modification process. Any reference to the ACC shall mean the Declarant before the expiration of the Declarant Control Period, unless Declarant has released control to a separately established committee over new construction and/or modifications in writing in an instrument recorded in Gilmer County, Georgia and cross-referenced to the Declaration. In the event that an ACC has not yet been established, the Declarant shall make all architectural decisions until such time surrendered in writing, and then the Board of Directors shall make all such architectural decisions until a committee is established.

The ACC, the Association and the Declarant assume no liability for either structural or design flaws as relating to submitted plans, or any damages to neighboring property during the construction process.

PURPOSE OF DESIGN GUIDELINES

The main purpose of these Design Guidelines is to encourage quality construction in keeping with the community architectural theme while preserving the natural environment as much as possible. Maximum consideration in the home design should be given to incorporate taking advantage of views, consideration of adjacent structures and the proposed impact on the natural qualities of the home site. Home plans will not be approved if they cause severe or substantial damage to the subject lot.

These Design Guidelines should be read along with the Declaration. The Design Guidelines are provided as clarification and do not replace the provisions set forth within the Declaration. In the event of a conflict, the Declaration shall control over these Design Guidelines.

Pursuant to the Declaration, the Declarant and the Board of Directors have full authority to adopt and amend architectural standards, regulations, policies, procedures and guidelines governing the size, construction, location, landscaping, material and design of improvements, structures, the contents and submission of plans and specifications. The Declarant shall have the unilateral authority to amend these Design Guidelines until the end of the Declarant Control Period, at which time the Board of Directors shall be authorized to unilaterally amend these Design Guidelines without a vote of the membership. Amendments to the Design Guidelines shall apply only to construction and modification commenced after the date of such amendment. The ACC shall be a committee of the Board of Directors to assist with all applications for modifications and enforcement of the architectural provisions of the Declaration and these Design Guidelines.

ARCHITECTURAL DESIGN STANDARDS

High River is governed by Gilmer County Zoning and other building ordinances. Modification and revisions of Gilmer County Ordinances by the County may occur and it is the responsibility of the Property Owner/Builder to obtain and review the most current zoning version prior to starting the home planning and permitting process.

MINIMUM SETBACK REQUIREMENTS

FRONT: 25-foot min.
SIDE: 10-foot min.
REAR: 25-foot min. for interior lots and 50-foot min. for exterior boundary lots

NOTE: Refer to recorded plat for any additional setback specific to a lot

NOTE: Lots adjoining U.S. Army Corps of Engineers have a 50-foot setback from the boundary adjoining Corps property.

The Architectural Control Committee may allow for modifications to above setback as needed due to topography of a Lot.

SQUARE FOOTAGE MINIMUM REQUIREMENTS

Each residence to be constructed on a Lot shall have a minimum finished heated and cooled area of 1,200 square feet for a residence with a minimum of 800 square feet on the first floor or level of the home built above the basement of the house. On a multi-level structure, a full walk-out basement can be considered part of the square footage if it is heated space, has a permanent floor (i.e. poured cement, etc.), and has minimum ceiling height of eight (8) feet throughout entire basement square footage; however the basement cannot and will not be considered as the first floor of dwelling. If a guesthouse is constructed, the guesthouse cannot exceed the primary building either in height or square footage. The guesthouse must be a minimum of 800 square feet of enclosed, heated space.

Definition of Heated Living Area: As used herein, “**Heated Living Area**” excludes basement areas (defined as any level in which at least one perimeter wall is below, or partially below grade), unless such basement areas have two or more perimeter walls above surrounding grade, and such basement areas are fully heated and air-conditioned and constructed to a quality equal to the above grade levels of the dwelling. In addition, Heated Living Areas excludes vaulted ceilings areas, attics, unheated porches, attached or detached garages, porte-cocheres and unheated storage areas, decks and patios. The term “**Story**” shall mean a finished horizontal division of Heated Living Area extending from the floor of such division to the ceiling above it. The term “**Half Story**” shall mean a story which contains fifty percent (50%) or less of Heated Living Area than the story in the house containing the most Heated Living Area.

NOTE: All actions of the Declarant, the Board of Directors and/or the ACC are subject to existing zoning and governmental regulations.

OVERALL BUILDING HEIGHT AND CEILING HEIGHT

Each home plan submitted for consideration is evaluated as to Lot specific site topography and views from adjacent structures. The structure height may be one story up to no more than three stories to a maximum height of 35 feet. Variances for Lots with varying grade changes will be considered on a case by case basis, but the maximum height restriction of 35 ft. will still be applicable. The maximum height of a structure will be calculated based on the vertical distance from the grade (i.e. the average of the highest and lowest elevations at which the structure meets the ground) measured to the top of the highest roof peak.

ARCHITECTURAL STYLE

It is the desire of the development team to blend the homes so they readily become part of the landscape. The use of native materials of natural stone, brick, timbers, exposed rafter tails & brackets, wood clapboard siding, cedar shakes, architectural roof singles, metal standing seam roofs, wooden porches and decks is recommended and encouraged.

Overtly Contemporary or Modern Homes are not permitted. Log Homes, High End Modular Homes such as “Timber Block” and “Blue Ridge Log Homes,” as well as Craftsman style homes are permitted.

Some materials are not appropriate for use in a mountain setting or may have a negative perception to the general public as they relate to value. For these reasons, no vinyl, metal or aluminum siding materials may be used on the exterior of any structures.

Property Owners and their design professionals are encouraged to present site-specific plans utilizing man-made and natural materials to make the home an integral part of the natural landscape.

The homeowner and their design professionals should work together with the Declarant, the Board of Directors and/or the ACC to create their Dream Home in the beautiful planned community of High River.

These Design Guidelines require a phased process in which preliminary and final plans are reviewed for approval. This will allow the Board to complete a preliminary conceptual review to ensure that all is in keeping with the guidelines before significant money or time is expended by the Owner. This will in turn make the process proceed much more smoothly for all parties involved.

FOUNDATIONS

The finish materials to be used on exposed foundation walls include natural stone, brick parge or stucco. Exposed concrete block is not allowed. All dwelling and accessory structures shall be completely supported with solid brick, brick or stone covered block or stucco covered foundations.

All foundation elements, chimneys, and floor framing above, shall be supported from grade.

Stone foundations require presentation of a sample of the type of stone to be used.

EXTERIOR WALLS

Horizontal wood siding (must be painted or stained); cementitious fiber (e.g. Hardiplank) siding; board & batten siding; cedar shakes or shingle siding, natural stone, brick, log and stucco are acceptable materials for exterior wall finishes. No vinyl or aluminum siding is allowed on any exterior wall of the main structure nor on any accessory structure.

The materials and colors for landscape walls will be limited to the approved materials of the main house structure. The fewer material changes that exist, the more the structure blends into its natural surroundings.

ENTRY FEATURES

The front entry of the primary structure must have a minimum of a covered stoop proportionate to the overall front elevation dimension of scale. Covered porches are recommended and encouraged.

PORCHES AND DECKS

The porch design and placement should be an integral part of the home design. Materials used on exposed porch ceilings shall be tongue & groove decking, bead-board, board & batten or exposed rafters. Wood or ACC approved synthetic materials must be used. Porch ceilings must be either stained or painted.

Screened or glazed porches are not allowed on the front of homes where visible from the street. Screened porches must have screens framed in wood and installed behind the porch railings.

Porch piers may be finished with stone, brick, parge or stucco.

Columns on porches are to be round, square, or square-tapered and corners may be chamfered. Acceptable materials are stone, brick or wood.

Posts, spindles or balusters are to be milled pickets made of wood, stone or brick and must be in keeping with the style of the home. All porch railings shall have substantial top and bottom rails. The maximum opening between spindles or balusters must be in compliance with Georgia State Building Code.

No double height or two-story porches on front elevation. Double stacked porches on site specific lots on the rear elevation may be allowed with written approval.

Uncovered decks shall be located on the rear of the home and may be either painted or stained. As they are an extension of the house, they should be in keeping with the style, materials, color and detailing of the main structure. Visual screening for decks is the same as for porches.

WINDOWS AND DOORS

Windows shall be appropriately sized and of a design which is architecturally appropriate for the style of the home. The locations and proportion should be consistent to provide a balanced look as to style and proportion. No window screens on the house may be visible from the street, and where used, must be gray in color. Out swing casement windows are an exception to this requirement since screen are located on inside of window. Storm windows or storm devices must have prior approval from the ACC.

Single or paired doors may be used. All doors should be in keeping with the architectural style and vertical in proportion. Front doors shall have rectangular windows and panels. Front doors may be used in conjunction with side lights and transoms. Door trim shall be 3-1/2 inch jamb trim and 5-1/2 inch head trim minimum. Sliding Glass Doors and Telescoping Sliding Doors may be considered if located on rear of home.

ROOFS AND DORMERS

The roof of the home is an important element to the overall visual impact of the structure. The primary roof of a house or garage shall have a minimum roof pitch of 6-in-12 unless a lower slope is style appropriate and approved in writing. Porch, bay and dormer roofs may have lower pitches (not below 4-in-12) and subject to approval. Flat roof decks may be approved (plan location specific) with accessibility to an adjacent interior room but must be surrounded by a railing or balustrade.

Acceptable roofing materials are natural slate or approved synthetic slate (e.g. Slate Select); metal standing seam; and fiberglass architectural shingles with a minimum of 25-year rating. All roof colors must be approved in writing.

GUTTERS

Gutters must be 6 inch ogee, square or half round with bigger downspouts - 4x5. Material shall be copper (if copper is used must be untreated to allow for natural tarnishing) or anodized aluminum and color shall be harmonious with the architectural style and color scheme approved for the house. If no gutters are used detailed drawings showing all down spouts, French drains, gravel pads, and underground lines to route and control run off with discharge point specified.

ROOF VENTS, EAVES, CORNICES & TRIM

Roof eaves must have no overhangs less than 18 inches on the main roof and 12 inches on dormers will be allowed. All soffits and exposed decking shall be tongue-and-groove wood or an approved synthetic material which shall be painted or stained. Plywood is not permitted. Exterior trim is to be wood or cementitious fiber boards and shall be painted or stained. All cornices and trim should be in keeping with the style of the home and as an accent to its architectural theme and may be either painted or stained with approval. Roof Fascias including Rake Fascias must be at least 7 ¼ inches and stepped, but deeper fascias may be required based on scale and massing of house and roof. Rake eaves should incorporate brackets, supports, or other architectural devices to add appropriate detailing.

Roof vents should be located away from the front elevation and painted to match the roof color.

CHIMNEYS

Chimney style and proportion shall be in keeping with the style of the home. All chimneys must extend to the ground. No metal fireboxes are permitted unless encased by a masonry veneer. No direct vent through the wall fireplaces. If insert is used spark arrestor shall be painted flat black and surrounded by a chimney cap or custom cover pre-approved by ACC. No galvanized caps. Approved exterior chimney finish materials include natural stone, brick or hard stucco. Wood and other types of siding are not allowed on chimneys. All chimney caps or covers must be pre-approved in writing.

GARAGES

The garage may be attached or detached. The garage should match the home site with the same materials, roof slope, and detailing.

If not detached, courtyard entry, side entry or where possible, rear entry are required. Exceptions based on site specific restrictions are considered on a Lot by Lot basis.

Garage doors shall either be painted or stained and approved to include material used. The exterior garage structures must be finished in a style consistent with the primary home built on the home site.

EXTERIOR COLORS

Actual sample of the colors and their locations must be provided with the Owner's application for approval and determination may require in a field evaluation. Color palettes should be within a range of earth or wood tones to blend with the natural surroundings. Color should also be chosen based on their reflective value and the Declarant, Board and/or the ACC reserves the right to establish a maximum reflective value. If natural copper is used it must be untreated to allow for natural tarnishing. Trim and roofing colors should act to compliment, rather than stand out.

DRIVEWAYS

Driveways are an extended feature of the home site and should blend naturally with their surroundings. Driveway may be gravel or paved with asphalt, pavers, stained (intrinsic) or exposed aggregate concrete.

WALKWAYS

Walkways, patios, decks and terraces are designed to be an extension of the architectural style of the home, and act as a transition from the house into the outdoors and its natural surroundings. The scale and materials used should complement the main structure. The use of all materials and colors must be approved in writing.

All homes will be required to install a paved or gravel walkway from the front door of each home to the driveway. Materials used in these areas should be consistent with the other elements of the hardscape design.

EXTERIOR LIGHTING

All exterior lighting must be approved in writing. The use of landscape lighting should be limited to paths, walkways and driveways. Low wattage fixtures are required. All landscape illumination fixtures must have a hooded cover. Down lighting is the preferred method. This helps reduce any glare or intrusion of bright lights to adjacent neighbors. Floodlights or spotlights are prohibited. Path lighting must not exceed 3 feet in height above the ground. Landscaping with plantings and shrubs is recommended to blend these fixtures into the natural environment when not in use. Lighting should provide for safety only with care taken not to pollute the night sky.

Colored exterior lighting is prohibited, except for Holiday Seasonal Lighting which may be displayed from November 30 to January 15.

LANDSCAPING

The Georgia Mountain area is rich with a wide variety of plant species and natural ground cover vegetation. Maintaining the native vegetation in the undisturbed areas of individual lots allows for the homes to blend more naturally into the surroundings. A detailed Landscape Plan for your specific home site is required to be a part of the Builder's Submittal and prepared by a landscape architect or landscape designer. From the tree canopies to the extensive groundcover, each plant selection should work in harmony with the existing vegetation of each lot. Our goal from the street with the landscape design is to make the house feel as if it is nestled in the natural environment. Dense evergreen planting between home sites will help provide additional privacy, taking into

consideration no restricting view corridors. Minimum shrub size may be required. Will be evaluated by site, plants, and location usage.

Natural areas which disturb less of the existing vegetation are encouraged over expanses of grass. Attention to maintaining view from your home site, as well as adjacent Lots is required and will add to the overall beauty in High River.

A Preliminary Landscape Plan is to be submitted for review with the Plan Review Submittal Package will be submitted for architectural approval not more than 180 days from plan submittal approval date and not less than 60 days from estimated Certificate of Occupancy, as noted in the Submittal Process Section.

Towers, antennas, or other apparatus for the transmission or reception of television, radio, satellite or other signals of any kind, any freestanding transmission or receiving towers are not allowed on roofs nor located on any home site. One satellite disc or dish no larger than eighteen inches (18") in diameter may be allowed. Approval and/or placement at ACC discretion.

MISCELLANEOUS LANDSCAPE ELEMENTS

- Any decorative yard art is subject to written approval and will only be considered for placement in rear yards.
- Weather Vanes and other decorative roof ornamentation will be at the discretion of the ACC as to approval and/or location.
- Clotheslines will not be permitted on any home site.
- All play equipment, its materials and locations will be evaluated on a case-by case basis and approval is at the discretion of the ACC.
- All household trash receptacles must be located on the rear 50% portion of the house. (If lot grade allows). An approved enclosure or screening is required. All
- No in ground flag poles allowed. One decorative flag attached to the house is allowed, but may not exceed the roof line of the main residential dwelling.
- Pet enclosures, pet houses, tree houses, or similar site related improvement structures must be reviewed on a case-by case and approved in writing.
- Location & Detail of propane tank must have written approval to include tanks being buried and fill necks screened.
- Window air conditioning units are prohibited.

FENCES

Fencing is a useful design feature to help screen utility areas or other specific site features from public view. Fences can also be utilized as backdrops for plant screening to delineate one property from another. Certain home site location may not be appropriate for fencing due to obstructing of views or topography. Said decision shall be at the sole discretion of the ACC.

Fences around pools must be approved in writing and meet all ordinances and regulations. Fences must harmonize in character, materials, and color with the house and the landscape design. Fences may be constructed of wood, post & rail, iron/steel/composite pickets, or vertical board. All fencing should include a combination of column walls within the fence construction. Any metal fencing should be constructed of a durable rust-resistant material. All wood fencing must be painted, stained or sealed. Colors for fencing must be pre-approved by and compliment to color palette of the main structure. No metal chain link or plastic-coated chain-link fencing

is allowed. Perimeter fencing will be addressed on a case-by case basis, as to specific home site location for approval if any.

On sloping lot locations for the fencing, the tops of individual fence panels shall be level, and step either up or step down taking into consideration the grade change. The bottoms of the fence panels may be sloped to follow the grade change; however, sloping the tops of the fence panels is not permitted. The length of the panels between step changes should not measure less than 3 feet in width.

The maximum height of any fence may not exceed 6 feet at any point and installed with the finished side facing out. This height maximum may be reduced by the ACC at its discretion depending on location, topography or site views. Fences shall not be located where they block views of other property owners or other visual features.

POOLS AND SPAS

In ground pools are allowed. Architectural approval is required for the construction and installation of pools or spas. Pools shall be an integral part of the deck, patio and/or rear yard landscaping. All pools shall have an enclosure in compliance with any local, county or town ordinances and screened from view from all streets with landscaping and/or fencing, with all equipment located within screened area from all directions.

Pools will be allowed in the rear yard & side yard areas only and shall be located in such a way that it is not immediately visible to adjacent property owners and shall not create an unreasonable level of noise from adjacent property owners. Any lighting of a pool or spa shall be designed so as to buffer the surrounding residences from the lighting. Pools are prohibited on street side of corner lots. Above ground pools, either permanent or portable are not allowed. Pools and decks may not be built outside of any building, setback areas or buffers.

Pools, spas and enclosures should relate architecturally to the home and other structures in their materials and detailing and included in the final landscape plan submittal. Above ground spas may be allowed in rear and side yards site specific on a case by case basis. As above they will not be allowed on the street side of corner lots. They must have approved skirting materials.

MECHANICAL AND UTILITY EQUIPMENT

Equipment such as, HVAC units, utility meters, electrical panels, condensing units or other similar devices located on the outside of the house will be located in the rear or side yard portion of the home and must be indicated on final plan submission. If located on the side it can extend no further than 1/3 of the distance from rear corner of house to front corner.

If visible from the street, they must be fully screened and painted to match the siding color or trim depending upon their location and visibility.

All propane tanks, if applicable, must be buried and the fill necks screened. Screening may be any approved plantings, wood screens and/or masonry walls. This criteria also applies to any irrigation, yard or pool equipment. Detail screening used for all mechanical and utility equipment to be included with the final landscape design submittal.

ACCESSORY STRUCTURES/OUTBUILDINGS

A detached garage for Design Standard purposes is considered an accessory structure/outbuilding. The design and location of outbuildings in relation to the main structure is an integral part of the total plan approval process and should be of same high quality.

No building, structures or improvements of any kind maybe located on a home site other than one single-family residential home, a guest home and two detached accessory structures with the exception of Lake LeCroy at High River which may only have a single-family residential home and one detached accessory structure.

Accessory Structures/Outbuildings shall be permanently affixed to the Property and shall be covered with the same approved exterior materials. The height shall not exceed that of the roof of the main structure on the home site with the exception of a barn. All accessory structures should be included and detailed in the initial plan approval process. Please refer to plan submittal process and fees section of this document.

Recreational Structures such as barbecue pits, fire pits and similar structures require ACC approval and the combined total square footage contained within such structures shall not exceed 1000 square feet in area, further none shall be located wholly or partially within any setback or buffer area.

DOCKS ON LAKE LECROY

Any dock placed on Lake LeCroy must submit a site plan showing the location of a dock on a lakefront lot. One dock allowed on a lakefront lot. Each dock shall extend no further than fifteen (15) feet from the shore of the lot into the lake, where the shoreline is determined at the mean average high water mark of the lake. The dock shall be no wider than ten (10) feet at its widest point. Docks located in a cove may not block or unreasonably interfere with the ability of other lot owner's ability to boat and access the main channel of the lake. All materials for construction and color selections for the dock must be approved.

DESIGN REVIEW PURPOSE & PROCEDURE PROCESS

It is suggested that the builder and architect, along with the owner visit the home site prior to beginning the design process. By doing this, the architect can design a site-specific structure that compliments the natural surroundings in creating the owner's vision, while setting the overall community goal of the Declarant and the ACC.

The Declarant shall be responsible for reviewing and approving all architectural modification requests, including new construction, during the Declarant Control Period, unless the Declarant establishes the ACC prior to the expiration of the Declarant Control Period. Once established by the Declarant, the ACC shall be comprised of three members initially appointed by the Developer. The members and number thereof are subject to change at the discretion of the Declarant. Modifications and Changes to these Design Guidelines and Standards may be periodically required and implemented by the Board of Directors as necessary.

The main purpose of this committee is to maintain a set of standards to assist the homeowners in their design and construction process while creating the community theme and maintaining the natural beauty of the surroundings in *High River*.

The property owner should provide the following to their builder and architect for review prior to beginning the design process:

1. Copy of the Recorded Plat of the Community
2. Declaration of Covenants, Conditions, Restrictions & Easements for High River
3. Architectural Design Guidelines
4. Any Applicable Site-Specific Restrictions or Easements
5. Architectural Control Committee Procedures and Related Submittal Forms
6. Applicable Fee Structure For Review Process

STEP ONE - ON-SITE MEETING & SITE EVALUATION

At this time, and on-site meeting with an ACC representative, the owner, builder and architect is required to discuss any site related issues. Discussion of possible building sites, any easements or site restrictions, natural drainage requirements and/or existing creeks & streams need to be addressed. Also, any clearing concerns as it relates to natural vegetation or its alteration.

Once the above is completed, the Declarant, the Board and/or the ACC will provide comments and any recommendations in writing to the owner. These will need to be included a part of the conceptual design plan site layout submittal in the next design review step.

STEP TWO - HOUSE DESIGN PLAN & SITE PLAN LAYOUT

It is suggested the owner/builder obtain a topographic survey, along with a tree survey. The tree survey needs to show location of all trees 6 inches or larger in diameter at 3 feet above grade. The topographic survey should provide the corner pins and provide grade contours and spot elevation readings. Also, included should be any building setback requirements, easements or restrictions on the subject lot.

Architect/Builder should prepare and submit a preliminary home design plan which includes exterior elevation with style detailing to include materials used and preliminary site plan with house orientation on the Lot. This preliminary plan review will prevent the owner and their professionals from wasting time and money in preparation of final construction/working drawing until the Declarant, the Board and/or the ACC has had a chance to review for compliance or modification suggestions. At such time, needed recommendations to move to the next step will be provided in writing.

STEP THREE - APPLICATION SUBMITTAL & REVIEW FEE DUE

Delivery to the Declarant, the Board or the ACC, the following:

1. Design Review Application and Two Copies Of All Required Documents
2. Executed Property Owner/Builder Affidavit
3. Applicable Review Fee Check - See Fee Structure Below
 - a. \$500.00 Design Review Fee (Main House & Any accessory Buildings)

Payable to High River Homeowners Association, Inc.
Non-Refundable- Due Upon Plan Approval Submission

Plan Approvals Are Good For 18 Months From The Date Of Approval To Begin Construction Before Re-Submission With The Related Processes And Fees Are Applicable. Once construction has commenced, all exterior construction must be completed within one (1) year of commencement.

b. \$2,500.00 Construction Compliance Deposit

Payable to High River Homeowners Association, Inc.

Due Prior To Construction Start - *Refundable* At Construction Completion If Architectural Guidelines & Standards Have Been Met. The Declarant, the Board and/or the ACC Will Complete A Final Compliance Inspection And Sign Off. Once Completed Refund Check Will Be Issued Within 7 Business Days.

c. Future Additions - Fees Based On Square Footage Of Addition

100-400 sq. ft.	\$250.00 Review Fee	\$500.00 - Comp. Deposit
401-1000 sq. ft.	\$350.00 Review Fee	\$ 750.00 - Comp. Deposit
1001 & Up	\$500.00 Review Fee	\$ 1,000.00 - Comp. Deposit

As Referenced Above - Review Fees Are Non-Refundable

Compliance Deposits Are Refundable With Stipulations Stated Above

All Additions Must Be Submitted On The Addition Application Form and Include Detailed Plans, Site Locations, Materials and Colors. Subject To Any Local Or County Permitting Requirements As Well.

When Step three is completed and approved, a Letter of Approval will be sent to the owner, builder and architect if applicable.

STEP FOUR - STAKING APPROVAL

The Builder is to notify the ACC once the house and any accessory structures are staked out and defined on the home site according to the final site plan submission. The Project Construction Manager must walk the lot with the Builder to determine required erosion control needs for subject lot to include location and type of erosion control fencing. An ACC representative must give approval prior to any work commencing on the site and provide the required ACC Approval Documentation to be posted on the site with the building permit.

Property lines, clearing limits and trees to be removed are to be flagged with orange surveyor's tape. Areas within the clearing limits (10 feet outside the primary structure) are to be delineated with the installation of tree protection fencing situated outside the drip lines. These areas should be avoided construction by use as staging areas of equipment access, to protect the trees and vegetation.

STEP FIVE - PERIODIC INSPECTIONS

The ACC and its representatives reserve the right of entry and inspection on all or any portion of a home site during the construction process for the purpose of verifying compliance with the Design Guidelines and approvals rendered.

These inspections may be done without notice to the owner/builder. The owner, their builder and architect, if applicable will be notified in writing of any items of exception or non-compliance. All items must be remedied within 14 days (weather permitting). A re-inspection and sign off will be performed by an ACC representative.

STEP SIX - FINALIZED LANDSCAPE PLAN

Based on site specific requirements or modifications during the construction process of the home, a Finalized Landscape Plan must be submitted to the ACC within no more than 180 days of the original plan approval date or no less than 60 days prior to proposed completion and CO. A Final Landscape Plan approved by the ACC is required the plan installation. A written approval letter will be provided by the ACC the builder/landscaper within 14 days of submission.

STEP SEVEN - FINAL INSPECTION AT COMPLETION

The owner/builder shall notify the ACC when construction is substantially complete and ready to be inspected. Notification should a minimum of 14 days prior to home being ready for the inspection. This will allow scheduling for the ACC representative.

Upon approval a Final Inspection Compliance Certificate will be issued. As previously stated in this document, the Compliance Deposit will be refunded after the issuance of the approval letter within 7 business days.

**ARCHITECTURAL CONTROL COMMITTEE SCHEDULE OF
FINES**

<u>Violation</u>	<u>Fine Amount</u>
Silt/Erosion Fencing Not Installed or Maintained	100.00
Littered Job Sites	100.00
No Sanitary Facilities on Job Site	100.00
Parking on Adjacent Property	150.00
Materials and/or Equipment on Right-of-Way	150.00
Damage to Common Natural Areas (Plus Cost of Repair to Site)	150.00
Minor Non-Approved Plan Changes (At ACC Discretion)	500.00
Non-Approved Exterior Color Palette Changes (Min.\$500)	Total Determined by ACC
Significant Non-Approved Plan Changes (At ACC Discretion)	1,500.00
Burning On Job Site or Property	1,000.00
Construction Start Without All Required Local/County/ACC Permits	
Displayed on Job Site - Results in Construction Stoppage & Fine	1,000.00

The above referenced fines are assessed by the Architectural Control Committee and will be withdrawn from the Construction Compliance Deposit being held by the High River Architectural Control Committee.

Besides the dollar amount of the fines, the owner/builder will be required to pay for any expenses necessary to bring subject property into compliance with the ACC Standards and Building Guidelines. The list of fine categories and amounts are subject to change at ACC discretion.

Special Notation: Additional local, county or governmental entities may levy additional fines, as they see fit, in addition to the ACC Fine Schedule.

HIGH RIVER

FINAL DESIGN REVIEW SUBMITTAL

Date: _____ Lot Number: _____

Phase: _____ Property Owner: _____

Builder: _____ Spec or Custom: _____

Builder's Address:

Owner's Address:

Phone: _____

Phone: _____

Fax: _____

Fax: _____

Email: _____

Email: _____

Emergency Contact Number:

Emergency Contact Number:

Proposed Start Date: _____

Proposed Completion Date: _____

Allow 60 Days For Review Process

All Design Review Submittals Must Include The Items Listed Below. Check Off Boxes Indicating They Are Attached With Your Application.

- Design Review Fee - \$500.00 (Payable to High River Homeowners Association, Inc.)
- Final Site Plan & Staking Approval
- Final Clearing & Grading Plan
- Final Working Construction Drawings/Floor Plan & Elevations
 - a. Wall from grade to roof
 - b. Porches, decks, and railings detail if applicable
 - c. Foundation screening detail
 - d. Service yard screening detail An Approval
- Complete Plan & Materials for any ancillary detached structure
- Proposed Landscape and/or Irrigation Plan (As previously stated in the ACC guidelines-A Final Landscape Plan must be submitted to the ACC no more than 180 days of submittal review date or no less than 60 days prior to completion and CO). Letter from the ACC will be sent to the builder/landscape architect & landscaper.

The Plan Shall Include The Following:

- a. Scale of 1" equals 20'
- b. Property lines and dimensions, including all structures
- c. North arrow scale and date
- d. Attached Tree Survey indicating all trees over 6" in diameter at 3' above grade Trees to be removed must also be noted
- e. All plant materials by name, locations on site and sizes
- f. Type & location of all grass lawn areas
- g. Incorporation of all structures & driveway, decks, utilities and etc. within the landscape plan
- h. Drainage Requirements Specific To Subject Lot
- i. Total Impervious surface coverage
- j. Name; Address; Phone Number(s) and E-Mail Address of the Landscape Architect and the Landscaper completing the installation.

COLORS/MATERIALS/FINISH SPECIFICATIONS

Please fill in all the blanks and attached samples where indicated:

NOTE: 2' by 2' sample boards will be required for pre-approval on jobs site before final approval and installation of all exterior material selections referenced in this submittal.

ROOF/TYPE

Manufacturer: _____

Type/Warr.: _____

Color: _____

EXTERIOR WALL MATERIAL/LOCATIONS

Material Type(s): _____

Specific Locations: _____

Colors: _____

FASCIA/SOFFIT

Specifications: _____

Finish: _____

Colors: _____

TRIM/ACCENT/DETAILING

Specifications: _____

Finish: _____

Colors: _____

FRONT DOOR(S)

Manufacturer: _____

Material: _____

Color: _____

GARAGE DOOR (Carriage Style Only)

Manufacturer: _____

Style Detailing: _____

Size/Location: _____

Color: _____

WINDOWS

Manufacturer: _____

Frame Color: _____

Style: _____

Reflectivity: _____

SHUTTERS

Manufacturer: _____

Material: _____

Color: _____

Specifications: _____

DECKS/PORCHES

Specifications: _____

Material: _____

Type: _____

Finish/Color/Stain: _____

DRIVEWAY

Materials: _____

Finish: _____

Color: _____

WALKWAY

Materials: _____

Finish: _____

Color: _____

EXTERIOR LIGHTING

Location: _____

(must be shown on site plan)

Type of Lighting: _____

Finish: _____

WALLS/FENCING

Location: _____

(must be shown on site plan)

Materials: _____

Color: _____

SPECIFIC SITE SPECIFICATIONS

Impervious Area: _____ Total: _____

Required Setbacks: Front: _____ Rear: _____

Left Side: _____ Right Side: _____

Proposed Setbacks: Front: _____ Rear: _____

Left Side: _____ Right Side: _____

Reason for Variance From Required Setbacks If Applicable:

SQUARE FOOTAGE

Heated/AC Area Main Structure: _____ Garage Size: _____

Deck/Porches/Sq. Ft.: _____

SPECIFICATIONS

Style of House: 1 Story 2 Story 3 Story

Number of Bedrooms: _____ Master Up Mater Down Dual Master

Number of Full Baths: _____ Number of Half Baths: _____

Basement: Finished Unfinished

Garage: Attached Detached Number of Cars: _____

Total Number of Rooms: _____ Number of Accessory Structures: _____

DETAILS

Living Room Great Room Den Keeping Room

Breakfast Room Eat-in Kitchen Library Sun Room

Sep. Dining Room Laundry Room Bonus Deck/Porch

Miscellaneous Additional Rooms: _____

LOT/GARAGE SPECIFICS

GARAGE:

- | | | |
|--|--|---------------------------------------|
| <input type="checkbox"/> Side Loading | <input type="checkbox"/> Courtyard Entry | <input type="checkbox"/> Rear Loading |
| <input type="checkbox"/> Front Entry * | <input type="checkbox"/> Detached Garage | <input type="checkbox"/> Drive Under |

*Requires ACC Approval – Site Specific

LOT TYPE:

- | | | |
|--------------------------------------|--|--------------------------------------|
| <input type="checkbox"/> River Front | <input type="checkbox"/> Mountain View | <input type="checkbox"/> Nature View |
|--------------------------------------|--|--------------------------------------|

Property Owner/Builder Affidavit

I hereby certify that I will construct the above dwelling in accordance with the Design criteria and representations made on this application, including plans, specifications and oral representations. All construction guidelines will be adhered to by all parties.

Builder's Company Name: _____ Owner's Name: _____

Builder's Signature: _____ Owner's Signature: _____

Lot #: _____ Phase: _____ Date: _____

Below For Design Review Committee Use Only

Date Received: _____ Date Reviewed: _____ ACC Rep: _____

The Architectural Control Committee has reviewed the foregoing application and rendered the following decision:

- Approved Disapproved Pending Modifications as Noted