

Addendum to Architectural Guidelines Effective May 18, 2020

SUPPLEMENT TO ARTICLE 5.1:

Design. In a custom home community there is an expectation that homes which are identical in design are not placed side by side, nor perhaps even exist in the same community. In small communities this is especially important. In larger communities, less so. The same may be said of a color selection.

As such, it is the intention of the Architectural Review Committee (ARC) to put the following standards in place in order to protect the custom home aesthetic within the Riverchase Estates Community:

- 1) Separation Standard: Homes with similar design in massing, roof pitch and window placement, or those of a specific architectural style, may not be placed within six lots to either side of the newly proposed home. At intersections or bends in the road where homes may be seen from a lot, the distance may be greater. It is known that if homes are six lots separate from an identical home, there is less recognition of the similarities. This rule will be enforced in as much as practical, and the HOA nor ARC Guarantees or Warrants that this will be the outcome in every case. However, the ARC may turn down a design for a lot solely for the reason that it fails to meet this Separation Standard, as determined solely by the ARC.
- 2) Color Separation: In addition to the design of homes, the selection of exterior materials and/or colors may not be duplicated. The color white, for example, is approved on homes but may not be allowed on a second home less than six homes to each side. Again, this will be enforced at the sole discretion of the ARC and without Guaranteed or Warranty that this rule will always be administered uniformly in exactly the same way since landforms, sight distances and street curves are not uniform.

SUPPLEMENT TO ARTICLE 6

6.8 Restoration: To preserve the community aesthetic, the ARC strives to ensure natural tree cover is maintained on lots in as much as practical. Clearing twenty feet fully around the home is permitted, as is removing trees and shrubs less than 3” in caliper and removing limbs on remaining trees up to six feet above grade. In some cases, the tree coverage of a lot from the home to the street may be disrupted by the need to change grades to achieve a better drainage pattern, to install a septic system or due to the poor quality of the tree cover in place.

- 1) Where the trees are removed beyond the 20-foot limit, with permission of the ARC due to one of the reasons stated above, there will by necessity also be a need to introduce new trees to restore the desired streetscape of a forested community. Except in cleared septic fields, the disturbed area not covered with driveway or within a drainage or utility easement must have hardwood canopy trees placed to restore the natural appearance.
- 2) The trees used for restoration must be single trunk hardwood canopy trees, except that in wet areas, a multi-trunk Birch tree may be planted, to where there are a minimum of two street trees of 3” caliper, 10-12 feet tall at the time of planting, and two shade trees of at least a 2.5”

caliper 8-10 feet tall at the time of planting for each yard as a minimum. In addition, for each 1200 SF of yard area above 5000 SF of yard that is laid bare, one additional shade tree as described above must be added. No more than two trees of the same variety (Maple or Oak for instance) may be included. However, a Magnolia is permitted for no more than one qualifying hardwood for purposes herein). Other trees may be planted in addition to these. This count is simply the “minimum.”

- 3) All front yard areas laid bare must also be covered in sod, other than Bermuda grass, except as described in #4 below.
- 4) In the event that an owner wishes to create natural planting areas instead of sod, a minimum of one 3-gallon shrub or six-foot tall evergreen or deciduous tree must be placed in that planting bed on a four-foot center for it to be considered a qualified natural area. The planting bed must be covered fully by a minimum of 3 inches of pine bark mulch (not pine straw). Note that in the case of mulch beds, there is a requirement that the first ten feet, and all along the drainage swale in the front of any home be fully covered in sod.
- 5) Any newly placed vegetated areas must be covered by an automatic irrigation system.

SUBSTITUTION LANGUAGE FOR THE SAMPLE BOARD 3.10.1

3.10.1 Sample Board

The language of 3.10.1 shall be replaced in full by the following:

In order to ensure the above standards are met, for any homes submitted for review after the implementation date of this addendum shall also have a sample board placed on the site prior to calling for a site staking review. The sample board shall consist of the following:

- 1) A 4'x6' (minimum) plywood board placed between two 4'x4" posts installed on the house side of the street side of the drainage swale so that it can be viewed without standing in the drainage basin.
- 2) The board shall have the proposed finished materials added. In the case of B&B, Shakes or lapped siding, the materials should be installed on the board in proportion to their percentage and painted the proposed colors. Or the plywood should be painted black with brick, stone and trim colors added if there are no painted surfaces. A 6" x 24" board having the trim color of the home should be placed vertically on the right edge of the board. Shutter colors, where applicable should be placed on the left side of the board in the same manner. A sample of the roofing shingles shall be attached at the top of the board and a sample of the foundation material secured to the bottom. A gutter sample should be attached near the shingles. A 12" x 12" panel with the color of the garage door shall be placed on the sample board as well.
- 3) The lot number shall be placed in the top center of the board in a contrasting color in 3" letters stating phase, a dash or space and then lot number.
- 4) No site staking reviews will occur without the sample board being fully complete. A \$150 additional review fee will be deducted from the contractor deposit where a sample board is not present when the contractor calls for the site staking review.

END OF ADDENDUM