

## Addendum to Architectural Guidelines Effective June 24, 2020

### **SUPPLEMENT TO ARTICLE 5.1:**

SUPERCEDES PREVIOUS ADDENDA OF MARCH 18, 2020

**Design.** In a custom home community there is an expectation that homes which are identical in design are not placed side by side.

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

- 1) Separation Standard: Homes which are identical or nearly identical to an existing home shall be no closer than the third lot to the left or right, and for the lot immediately across the street, no closer than the third lot to the left or right of that home.
- 2) Color Separation: In addition to the design of homes, the selection of exterior materials and/or colors may not be the duplicated using the same separation standards as in #1 above.
- 3) Landforms, sight distances caused by street curves or homes around a corner on an intersecting street may allow similar homes to be approved if out of sight of the identical or nearly identical home.

These rules will be enforced at the sole discretion of the ARC and without Guaranteed or Warranty that these rules will always be administered uniformly in exactly the same way since landforms, sight distances and street curves are not uniform.

### **SUPPLEMENT TO ARTICLE 6 LANDSCAPE**

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 on front and side, with 30 feet permitted on the garage side for the driveway pad and 30 feet in the rear. Trees and shrubs less than 3" in caliper and limbs on remaining trees up to six feet above grade are approved for removal. 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 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. 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 or flowering ornamental 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, Oak, Beech, Winged Elm, Sycamore, Yellow Poplar, Sassafras, Magnolia

for instance) may be included. These are minimums and other trees may be planted in addition to these.

- 3) All front yard areas laid bare must also be covered in sod, Bermuda grass may not be used except for TifTuf (no substitutes) and except as described in #4 below. See the “Special Note on Placement of Culverts,” item 2 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 or 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.
- 6) In installing a septic system, the aerobic system with lines placed between trees is the only approved system due to soil quality in the area. Clearing a site to place a drain field is not permitted.

### **SAMPLE BOARD 3.10.1**

#### **3.10.1 Sample Board**

##### **Delete the language requiring a Sample Board**

- 1) The current requirement is that the colors be confirmed by the builder to not conflict with the above language related to color separation.
- 2) The material and color selection shall be printed in a color graphic and placed inside a water tight clear plastic folder or plastic sleeve and placed inside the job box.
- 3) Colors will be reviewed by the ARC at the site staking review.
- 4) The job box shall clearly identify the phase and lot number of the home, such as “4-72” in dark colored letters 3” high nominal. You may also place the street address on the job box at your option.

##### **SPECIAL NOTE ON PLACEMENT OF CULVERTS**

- 1) To ensure water flow is continuous along the street, the site topographic survey shall identify four specific points: the elevation at the center of the drainage swale both side lot lines and the proposed invert elevation for each side of the culvert. This is intended to ensure water continues to flow within the drainage swales.
- 2) Placement of sod in the drainage swales should take into consideration that the top of the sod should be placed no higher than the invert of the culvert at both sides. Sod should not cause an increase in finished grade elevation within the drainage swale and should allow for the flow of water from the high side to low side of the lot without interruption.

END OF JUNE 24, 2020 ADDENDUM