

RIVER BIRCH ARB PLAN SUBMITTAL REQUIREMENTS & GUIDELINES

Proper submittals include drawings that are neat, drawn to scale, and with sufficient detail to adequately explain the entire design. Insufficient explanation of a design including all visible details is cause for rejection of an application. The ARB, at its discretion, may accept plans that are marked-up in red with late changes to design features. However, the ARB may require that the marked-up sheets be corrected and revised, and resubmitted. As a minimum requirement, two (2) copies of each of the following drawings shall be submitted.

1. All houses must have a minimum of 1200 square feet of heated living area and must have a two (2) car garage with a door. Driveways must be concrete and include a single car turnaround. Please refer to more specifics in Copy of River Birch Covenants – Article 4 & Copy of Covenants - Amendment 1\Article 3.

2. Doors and windows color optional but must approved.

3. All railings and fences must be white vinyl. Please refer to more specifics in Copy of Covenants - Amendment 1\Article 2

4. ALL PLANS MUST BE ARB APPROVED.

- a. Site plan showing setbacks as 25' front 10' Rear, and 10' side setbacks.
- b. Foundation Plan – Please refer to more specifics in Copy of River Birch Covenants – Article #4 & Article #6
- c. All exterior elevations (show actual ground level. Indicate finish materials)
- d. Vinyl lap siding only with exterior color selection from the association approved color list.
- e. Architectural style 30-year roof shingles color to be from the association approved color list.
- f. Required landscaping to consist of one (1) Tree, flower bed in front of the house and sod or grass seed planted. If property includes a ditch your property PIN is in the middle of that ditch and must be maintained by the owner, just like your lawn.
- g. Front yard lighting fixture – within 30 days of Occupancy Permit a front yard light fixture should be in place. Please refer to more specifics in Copy of River Birch Covenants – Article #22.

5. There will be a required \$500 fee for road and infrastructure.

6. A Port a John must always be on site

7. A trash bin must always be on site and building site must remain clean of loose trash.

8. You must have temporary power and water.

9. Contractor sign can be no larger the 24"x24".

10. No dogs are allowed on construction sites.

11. Sites are to be kept clean daily

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12. If doing additions, the following must be submitted and approved
- Site plan showing addition location, distances to property lines and tree(s) if any, to be removed. Show any changes to landscaping.
 - Floor plan of addition must be ARB approved.**
 - All exterior elevation of addition including existing houses.
 - Additions should be of same vinyl color &

13. If doing accessory structures, the following must be ARB approved
- Site plan showing location of new structure and existing house, with distances between each, distances of property lines, and tree(s), if any, to be removed.
 - Sheds are limited to 14x20 and must be ARB approved and within setbacks.
 - Structure should be same vinyl color & same color roof as of house.

14. Since the covenants do not specifically state anything about flag poles the ARB recommends the following guideline/requirement:

Flagpole height:

Single floor home -> 20 feet

2-story home -> 25 feet

Ideal Flag Size for Pole:

<u>Pole Height</u>	<u>Flag Size</u>
15'	3' x 5'
20'	3' x 5'
25'	4' x 6'

Types of Flags which can be flown are limited to US flag, State of NC Flag, US Military branch flags, 1st responder's flags (police, fire dept, EMS). Also note that Federal guidelines state the US flag needs to be lit if flown overnight so if you plan to fly flag after dusk a light should be set and should be set in a way it does not offend your neighbor.

15. On application please initial that you are aware of property PINS.

16. River Birch ARB Review Committee:

Wayne Martin
314 Mulberry Dr
Washington, NC 27889

Mary Hess (HOA oversight)
276 Eureka Ave
Washington, NC 27889

ARB will meet on the 1st Tuesday & 3rd Tuesday of the month to review all applications submitted since the last review meeting.

Please submit the RIVER BIRCH ARB APPLICATION to riverbirchncarb@gmail.com

RIVER BIRCH ARB APPLICATION

DATE OF APPLICATION: _____

Lot # or Address where work will take place: _____

APPLICANT NAME: _____

APPLICANT MAILING ADDRESS: _____

APPLICANT PHONE NUMBER: _____

BUILDER (IF DIFFERENT FROM ABOVE): _____

THE APPLICANT SHALL BE THE PROPERTY OWNER OR ORIGINAL BUILDER AT THE TIME OF APPLICATION.

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION:

1. Site plan
2. Floor Plan (if applicable)
3. Building elevations (if applicable). Show existing house for additions, sheds, fences & pergolas & patio covers. Indicate finished material. Same vinyl color siding as house & same color roof.
4. For fence applications, include elevation drawing of fence with heights. —White vinyl only.

ARCHITECTURAL PLAN REVIEW IS FOR COMPLIANCE WITH RIVER BIRCH COVENANTS AND DESIGN GUIDELINES ONLY. APPROVAL DOES NOT RELIEVE THE APPLICANT OF RESPONSIBILITY FROM OBTAINING ALL OTHER NECESSARY PERMITS AND COMPLIANCE WITH THE APPLICABLE ZONING AND BUILDING CODES.

I know where my property PINS are and will not encroach on adjoining properties. (initial) _____

FOR ARB USE ONLY:

ARB Received Date: _____

ARB Approval Date: _____

ARB Signatures:

RIVER BIRCH APPROVED COLOR LIST

VINYL SIDING

1. White
2. Grey – light and dark shades
3. Tan
4. Cream
5. Beige
6. Green
7. Blue
8. Pale Yellow

ROOF

1. Black
2. Brown
3. Green
4. Grey

SHUTTERS

1. Black
2. Brown
3. Green
4. Blue
5. Grey
6. Burgundy
7. Tan
8. Beige
9. White

TRIM

1. White
2. Tan
3. Grey

WINDOWS

1. White
2. Black

****NO NEON OR BRIGHT SHADES UNLESS ARB APPROVED****

