

# RIVERBEND FOREST HOMEOWNERS' ASSOCIATION

## DESIGN GUIDELINES

### (INITIAL)

#### **Introduction**

The Design Guidelines give direction to the design of each home and the process for obtaining design approval from Design Review Committee (DRC).

#### **Architectural Guidelines**

##### Building Height & Size

In addition to standards set forth by Buncombe County, each home shall conform to the minimum square footages set forth in the Declaration of Covenants, Conditions and Restrictions for Riverbend Forest Subdivision.

##### Efficiency & Responsibility

Each home shall be certified Energy-Star unless otherwise approved by the DRC.

##### Standards applicable to all Homes

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| Accessory Structures: | Accessory structures must be consistent with the style and finish of the primary home.                                                                                                                                                                                                 |
| Chimneys:             | Chimneys may be brick, stone, stucco or lap siding but must go to the ground and may not be cantilevered. The chimney flue, spark arrestor and cap are subject to the approval of the DRC.                                                                                             |
| Columns and Eaves:    | Detail must be appropriate for the architectural style of the home. For example, the American Craftsman would have deep overhangs, decorative brackets and squared tapered or straight columns.                                                                                        |
| Decks:                | Exterior decks constructed with at least pressure treated wood should be properly dried and shall be painted within a year of installation in accordance with manufacturer's specifications. Other materials with an integral color are encouraged subject to the approval of the DRC. |

- Driveways: Asphalt, concrete, natural stone or pavers are acceptable driveway materials.
- Equipment Screening: HVAC or other mechanical equipment and garbage container storage shall be screened from visibility with a structure consistent with the style of the home or landscape. Geothermal units with vertical wells are strongly encouraged to reduce mechanical noise. No outdoor mechanical equipment may be placed at property lines near windows, decks or porches of a neighboring home already under construction or completed at the time the house plans are submitted to the DRC.
- Exterior Colors: All exterior colors must be approved by the DRC before any exterior painting. Natural Colors such as Green, Tan and Brown colors are permitted as the main body color. Pink, Yellow, and Bright Red are not permitted as main body colors. White or Off-White may be considered for a main body color however, the DRC may require additional landscape material.
- Exterior Doors: Selected doors must match the architectural style of the home. Storm doors in addition to the front door are acceptable.
- Exterior Lighting: Flood lights and motion sensing lights are not permitted. No lighting may be directed to neighboring houses or a commercial type on residential units. “Dark Sky” technology lighting is required. Landscape and architectural accent lighting are permitted but subject to approval by the DRC.
- Exterior Materials: Exterior materials are dictated by the architectural style of the home. Approved exterior materials are brick, siding (wood & cement-based), natural stone, stucco, wood shingles or other material approved by the DRC.
- Exterior Railings: All exterior railings shall be in a material and style that conforms to the architectural style of the home. For example, an American Craftsman styled home would

have a wood straight picket railing not an ornamental iron. Dark Bronze or Black aluminum rails with integrated screen and stainless-steel cable wiring is acceptable subject to the approval of the DRC on location and placement.

- Exterior Windows: SDL (simulated divided light) is preferred but not required. Aluminum clad, steel (powder coated), wood or vinyl are acceptable materials.
- Fences: Refer to the Declaration of Covenants, Conditions and Restrictions for Riverbend Forest Subdivision.
- Garage Options: Garages can be one to three cars and may be placed as a courtyard, side-loaded, detached, or front-loaded garage subject to the requirements below. Carriage or another specialty garage door is strongly encouraged. Double width garage doors or doors greater than 10' wide are only acceptable when not visible from the front and with the written approval of the DRC.
- Roof: The following roofing materials are acceptable for use:  
Architectural Shingle  
30 year or better  
Earth-tone colors or black  
Copper  
Slate Tile (natural or DRC approved synthetic material)  
Standing Seam or Tuff Rib®  
Bronze, Brown, any other dark earth-tone color  
Cedar Shakes (natural or DRC approved synthetic material)  
Solar panels are acceptable on the east and west sides of the house roof, as approved by the DRC.
- Roof Penetrations: All vents, stacks and similar penetrations of the roof or siding must be painted black or must match adjacent materials. Roof penetrations shall be away from view from the front street.

Landscape Material: Each lot owner must submit a final landscape plan prior to the completion of the home and before any landscape is undertaken. The landscape plan shall show the drive, walkways, patios, decks, masonry landscape walls, fences, berms and any other hardscape elements.

Birch, Dogwood, Hickory, Mountain Laurel, Oak, Poplar and Rhododendron are native existing plant material and use of such material is strongly encouraged.