

## **Quick Review of Architectural Planning Criteria for Initial Construction**

These steps must be followed and approved by the ARB before and during construction. Complete information may be found in the Association Covenants under Article VIII and Article IX. Give a copy of the building plans, including site location, to the Architectural Review Board (ARB) for review and approval. Include well, septic, and drain field locations.

1. Minimum 2000 sq. ft. of living area under heat and air. (VIII-1)
  - (a) Minimum 2-car garage; maximum 4-car garage. (VIII-1 & VIII-3)
  - (b) Structure no more than 35 ft. in height. (VIII-1)
  - (c) Building set backs should be a minimum of 30 ft. front; 25 ft. rear; 10 ft. sides. (VIII-4)
  - (d) No separate garage or out building without ARB approval. (VIII-2 & IX-1)
2. No trees should be unnecessarily disturbed. (VIII-17)
3. Exterior color plans must be approved. Request an approved color palette from the ARB. (VIII-6)
4. No flat roofs allowed on the main body of the structure. (VIII-7)
5. No car ports. (VIII-3 & IX-6)
6. Concrete or better driveways with a minimum of 16 feet wide at garage entrance. (VIII-8)
7. Exterior building materials must be approved. No log homes. (VIII-9)
8. Fences, walls, and boat docks need approval. (XIII-12)
9. Basic landscaping plans should be submitted, approved, and commenced within one year after construction is completed, if at all possible. Lawns must be sod on front and sides and Florida-Friendly landscaping is encouraged. Must install an underground sprinkler system. Preserve as many trees as possible. (VIII-13)
10. Swimming pools and patio screening cages must be approved. No above-ground pools. (VIII-14)
11. Provide privacy screening for water equipment, pool, garbage containers, and outdoor whole-house air conditioner units. Examples of screening are shrubbery, walls, and fences. ARB must approve.
12. No temporary structures permitted unless approved. (VIII-16)
13. No window or wall air conditioners unless screened and approved. (VIII-18)
14. Mailboxes must be approved—no novelty mailboxes. (VIII-19)
15. Use All underground utilities (VIII-20)
16. Antennas must be approved. Small satellite dishes OK. (IX-3)

**(Revised by ARB 2/23/2012 for clarity, but not officially approved by Board of Directors)**

### *Mission Statement*

*The purpose of the Architectural Review Board (ARB) is to protect and enhance the value, attractiveness, and desirability of Riverwood Ranch. The ARB considers all applications in a fair and just manner according to the Association's governing documents. The ARB pledges to assure and protect the rights and privileges of the property owner set by the Association's governing documents. With this in mind, applicants' special needs and variances to the Covenants and By-Laws of 2009 will be considered on a case-by-case basis.*

BOD approved: