

RIVERMOORE PARK
Application for
Architectural Review Board ("ARB")
Approval for
Change/Modification

Date: _____
Community: _____
Lot: _____

Applicant Name: _____

Mailing Address: _____

E-Mail Address: _____

Home Phone: _____ Office Phone: _____ Fax _____

The ARB requires that you provide all required information before it may begin reviewing your application. The Declaration of Covenants, Conditions and Restrictions for Rivermoore Park provides the ARB with 30 days in which to approve or deny your request once all required items have been submitted. Under normal circumstances, the ARB will act as quickly as possible (usually within 14 business days after receipt of the request) and return to you its determination in written form for your personal files.

All requests must include, without limitation, the following information (1) A copy of survey of property; (2) A detailed description of the request, (3) A list of all materials to be utilized in the addition or modification; (3) Pictures of the existing structure (if applicable), and (4) Any other information as specifically required below or as required by the Declaration or Design Guidelines.

Below, please describe the addition/change modification for which approval is requested:

Estimated Start Date: _____ Estimated Completion Date: _____

For additions/changes/modifications, described under the common headings below, all listed items must be submitted with this Application. Please refer to the Design Guidelines for other necessary information required for approval.

_____ Patio or Walkway
_____ Lot Survey denoting location
_____ List of materials to be used

_____ Exterior Decorative objects, lighting, etc.
_____ Description of object
_____ Location and picture or sketch of object

_____ Playsets/Trampolines
_____ Location and size
_____ Type of material (accessory colors)
_____ Landscape screening plan

_____ Play Houses
_____ Location (Must have minimum visual impact on adjacent properties)
_____ Size and sketch (Limited to an area not to exceed 100 square feet)
_____ Materials (In most cases, material used must match existing materials of home.)

Rivermoore Park
Request for Change/Modification
Page 2 of 3

Applicant: _____ Address: _____

_____ Private Pool

- _____ Picture or drawing of pool type
- _____ Dimensions
- _____ Site plan denoting location
- _____ Type of lighting source
- _____ Landscape Plan

_____ Fencing

- _____ Picture or drawing of fence type
- _____ Dimensions
- _____ Color (Sherwin Williams 2123 –White-Solid Body Stain)
- _____ Survey of property denoting location. On corner lot, fence may not be closer to side street building line of the house.
- _____ Crossbeam structure must not be visible from any street or adjacent properties. (Must face inside toward your making the outside face the finished side.)
- _____ Materials for picket fence (must be cedar, redwood or pressure treated pine.)
- _____ If fence will be placed in drainage easement, applicant must present letter from Gwinnett County Drainage Control stating drainage will not be impeded – 678-376-7000

_____ Exterior Landscaping and Maintenance

- _____ Landscape plan denoting plant material location, and drainage plan is such plan is appropriate
- _____ Garden plot – size and location; type of plants to be grown

_____ Deck/Porch

- _____ Picture or Drawing (Deck must match any existing deck)
- _____ Dimensions
- _____ Survey of property denoting location (In most cases may not extend past sides of home)
- _____ Materials (Must be cedar, redwood or pressured treated wood)

_____ Exterior Building Alterations

- _____ Paint (Submit only if other than original paint color)
- _____ Area of home to be repainted
- _____ Photograph of your home plus homes on either side (In most cases adjacent homes cannot be painted the same colors)

_____ Storm Windows/Doors

- _____ Picture depicting style of storm window/door to be installed
- _____ Color (window/door trim must be backed enamel and color must be compatible with primary and trim colors)

_____ Building Additions

- _____ Location of addition on site plan
- _____ Size, color and detailed architectural drawing of additions
- _____ Materials (Material used must match existing materials of home)
- _____ Building permit (if required)

The undersigned understands and agrees that no work may be commenced on any additions/change/modification until written approval of the ARB has been received. The undersigned represents and warrants that the requested changes strictly conform to the Declaration and Design Guidelines and that any

**Rivermoore Park
Request for Change/Modification
Page 3 of 3**

Applicant: _____ Address: _____

changes approved by the ARB shall be made in strict conformance with the plans submitted for approval and that all work shall be conducted within the terms of the Declaration and Design Guidelines. The undersigned understands that he/she shall be solely responsible for complying with all city and county regulations.

The undersigned acknowledges that neither the ARB nor the Rivermoore Park Community Association, Inc. its officers or directors, and their respective members, successors, assigns, agents, representatives or employees shall be liable for any claims, damages, costs or expenses liable to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or non-feasance, arising out of any action or inaction with respect to any submission. The undersigned understands the architectural review is directed toward the review and approval of site planning, appearance and aesthetics. The undersigned agrees that none of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. The undersigned, on behalf of him/her self and his or her guests, residents, invitees, successors and assigns hereby releases, waives and covenants not to sue all of the foregoing for any claims, costs or damages regarding this request or the approval or denial thereof.

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

FOR ARB USE:

Date Received: _____

Approved/ Contingent Approval with Conditions/Denied By: _____

Approved/ Contingent Approval with Conditions/Denied By: _____

Approved/ Contingent Approval with Conditions/Denied By: _____

Conditions: _____

Comments: _____

Date Final Inspection Completed to Confirm Compliance with Application: _____

Please submit two copies of this application.

Please mail completed application to:

(1)
Jodi Phillips
Community Management Associations
1465 Northside Drive, Suite 128
Atlanta, GA 30318

(2)
Architectural Review Board
Rivermoore Park Community Clubhouse
Place in mailbox at Clubhouse front door.
and e-mail JPhillips@CMA-Atlanta.com to alert of
delivery notification

404-352-5470 x55