

## BUILDING GUIDELINES

*Last Revised: April 2nd, 2026*

### **ARCHITECTURAL COMMITTEE (“AC”) PLAN APPROVAL:**

**Prior to Construction, the following must be submitted and approved by Developer and/or AC:**

- Complete ¼” Scale Blueprints (electronic or physical plans) to include front elevation, floor plan design, construction material specifications, dimensions and property address
- Plot Plan with home placement and grading (Payne & Brockway Engineering required by Developer)

**Prior to Installation, the following must be submitted and approved by Developer and/or AC:**

- Exterior Materials
- Exterior Color Scheme
- General Landscaping Plan - Minimum community requirement = \$5,000.00 (excludes irrigation systems)
- Perimeter Lot Grade Certification (As-Built) required prior to sod (Payne & Brockway Engineering required by Developer)

### **MINIMUM FINISHED SQUARE FOOTAGE:**

No residence shall be constructed in Riverstone 1<sup>st</sup> Plat unless it has a total finished floor area (excluding any finished garages) of at least:

- Ranch: 2,000 sq. ft. minimum
- Reverse: 1,500 sq. ft. on the main floor and 2,500 sq. ft. total
- Two Story: 2,500 sq. ft. total above grade
- One and One-Half Story: 1,500 sq. ft. on main floor & 2,500 sq. ft. total above grade

### **BUILDING MATERIAL REQUIREMENTS:**

#### **EXTERIOR ELEVATIONS:**

- Front Elevations and return walls shall be one of the following or any combination of:
  - Hand Applied Masonry Stucco
  - Lap, Shake Siding of “Smart Siding/Trim” quality
  - Brick, Natural Stone, or Manufactured Stone approved by Developer
- Side and Back Elevations shall be “Smart Siding/Trim” quality or better
- Paint or stain all exterior components, including porches, decks, or lanais
- If used, stone and brick to return 2’ from front elevation.
- Exposed exterior foundations and walls shall be painted the same color as residence
- 9’ foundation walls minimum on Specs and Models

## **BUILDING MATERIAL REQUIREMENTS (continued):**

### **FIREPLACES AND CHIMNEYS:**

- Foundations are required under all fireplaces
- Chimneys on exterior walls may not be cantilevered
- Chimneys to match exterior siding
- Fireplace flues shall be capped with standard metal cap or color conforming rain cap

### **ROOFS, GUTTERS, AND DOWNSPOUTS:**

- 30-year composition roof or greater (such as, Tamko 30-year)
- Approved roof color for the community is Weathered Wood and Rustic Black
- Exposed metal gutters and downspouts shall be pre-painted or painted to match the trim or body color

### **DOORS & WINDOWS:**

- Doors and windows shall be constructed of glass, wood, metal clad, vinyl, vinyl clad, or fiberglass – Color preferred to match on all sides of the home, but Black front on
- No window or exterior doors may be silver or other similar finish.
- Divided lights on all front windows or as approved by AC
- Divided lights to match window frame color.
- Trim is to be used around windows on all four sides of home.
- Shutters must be constructed of wood/LP or as approved by AC
- All foundation egress window wells must be poured concrete.

### **DECKS:**

- Decks must be constructed of cedar or composite decking and approved by AC
- Deck handrails to be cedar or black wrought iron rail; all spindles shall be black iron rail
- All exposed cedar on any decks shall be painted or stained

### **GARAGES AND DRIVEWAYS:**

- Minimum three-car garage. No car ports permitted
- Minimum 8' tall overhead garage doors with Architecture (Trim Applied) Pattern required, or must be a modern style with windows
- Three (3) car driveways must be narrowed to two (2) car width (approx. 24') at the curb

### **FENCING:**

- All fencing must be approved in advance by the AC
- Only black wrought iron, black powder coated steel or aluminum fencing is allowed – smooth top, double channel style (no chain link, wood, or other fencing allowed)
- Fence shall be 4 feet above grade in height unless otherwise approved by the AC

## **LANDSCAPING:**

### **MINIMUMS AND REQUIREMENTS:**

- Minimum of \$5,000 in exterior landscaping materials allowance required. Costs associated with site prep, fill dirt, mulch only beds, drainage, retaining walls, irrigation, etc. shall not be considered part of the \$5,000 landscape package.
- A minimum of (1) street tree must be included in the landscape design.
- Street trees must be installed/included per City code: 1 tree per every 40' of street frontage.
- Cost(s) associated with City required street trees shall not be applied to the landscape allowance.

### **IRRIGATION:**

- Irrigation systems are required
- Irrigation systems shall cover all sod and landscape beds in the front, rear and side yards

### **LANDSCAPE LIGHTING:**

- All exterior lighting shall be white (clear) and not colored (except holiday lights during the holiday season)
- All exterior landscaping lighting must be approved in advance with landscape plan

### **MISCELLANEOUS:**

- Pre-stub for radon vented through the attic required
- Mailboxes are Neighborhood Box Units
- The Building Requirements presented in this document are a summary of certain design requirements contained in the Riverstone Declarations of Restrictions. This document does not replace or supersede the information contained in the Declarations of Restrictions. An Architectural Committee ("AC") has been established by the Developer to review and approve certain matters to establish and maintain the quality, character, and aesthetics of Riverstone Valley.