

## Architectural Guidelines For:



This document has been revised and approved by the Board of Directors of  
RiverSound Property Owners Association on 3/24/2025

## **SECTION 1 – GENERAL**

This document is intended to be of assistance in presenting buildings standards which the RiverSound Property Owners Association Board of Directors and the recommendations set forth by the Architectural Review Board (ARB) deem appropriate to maintain and enhance the value of all properties located in the RiverSound Subdivision. **These guidelines provide for the written approval of plans and specifications as well as requirements prior to making improvements on any lot.** These guidelines may be revised from time to time and shall be applicable to all sale and resale of lots within the Subdivision.

## **SECTION 2 – DESIGN REVIEW PROCEDURES**

The following is an outline of the procedures to be followed by owners/builders when they submit their ARB Package 60 days prior to construction start for single family homes to the Architectural Review Board. The complete package should contain One hard copy of all plans outlined below and a complete electronic copy sent to: [arbcoord@riversoundpoa.com](mailto:arbcoord@riversoundpoa.com)

**Contact [secretary@riversoundpoa.com](mailto:secretary@riversoundpoa.com) for instructions on the where to deliver the hard copy packet.**

- A. The Plans and Specifications must be 1/4-inch scale architectural drawings depicting the following minimum details:
  1. Foundation Plan, Section details, floor plans of all floors, elevation drawings of all exterior walls, exterior materials and color schedule with color chips (color copies of shingles and brick as well as exterior colors will suffice), roof plan and site plan showing location and orientation of buildings, walkways and other improvements on the Lot, setback lines indicated, and the driveways.
  2. Completed and signed ARB Spec Sheet with color copies of all exterior finishes including color copy of roofing material.
  3. \$2,000.00 Refundable deposit **payable to RiverSound Property Owners Association-ARB. (THIS DEPOSIT IS REQUIRED PRIOR TO SITE PREP AS WELL. SEE SECTION 3 BELOW)**
  4. Contractor proof of insurance/Owners that self-build will also require proof of insurance.
  5. Phase 2 lots must also submit copies of well and septic permits once acquired.
  6. Other requirements, as the RiverSound Property Owners Association Board of Directors or the Architectural Review Board may require.

## **SECTION 3 – SITE PREPARATION GUIDELINES**

All clearing of lots, tree removal, use of fill material and final grading shall be done in compliance with existing county, state and federal regulations affecting wetlands, where applicable.

**PRIOR TO SITE PREPARATION** It is strongly recommended that the Army Corps of Engineers be consulted regarding individual lots and the location of any wetlands that may be on the property.

**Additionally, if you are planning to begin site prep prior to submission of your building plans you will be required to submit the \$2,000.00 refundable deposit as described above in section 2 item 3 and below in section 5 item 9.**

**All heavy equipment used in clearing lots, tree removal, or used in filling or final grading must be removed within 10 days of completion of site prep. Site prep must be done in a timely manner so as not to have equipment and fallen trees remaining on the property for longer than a 30-day period.**

**All dirt, sand, rock, and gravel shall be dumped on property owners lot and not on roadways and or common areas. All debris left on roadways by site work must be cleared (mud, rock, gravel etc.)**

## **SECTION 4 – ARCHITECTURAL GUIDELINES**

### **A. Windows and Doors**

1. All doors and windows should have a minimum of 3.5 inches of finished exterior wood or masonry trim.
2. Only wood, vinyl clad aluminum or vinyl clad wood windows are permitted. **(No builder grade aluminum windows will be permitted.)**
3. **No aluminum exterior window trim is permitted.**
4. All windows to be aesthetically consistent. **(No combination of window colors allowed.)**

### **B. Permitted Exterior Materials**

1. **Exterior materials should be Stone, Brick, Hardy Plank (or other fiber cement siding). In no event may the following be visible as an exterior material:**
  - a. Vinyl; except as vinyl clad windows or as vinyl soffits
  - b. Aluminum, except as soffit material
  - c. Cement or concrete block or concrete
  - d. Tabby; except for oyster shell tabby on gray mortar. The use of stucco is limited to authentic masonry stucco. No synthetic stucco is permitted.

### **C. Front Entrance**

1. There is a maximum rise on any single run of stairs on the front of the house of six (6) feet and a minimum stair width of five (5) feet.

### **D. Minimum Home Square Footage**

1. All single level homes in Phase I must have a minimum of 1800 square feet of heated and cooled living area, and 2200 square feet for two level homes pursuant to Phase I covenants. Single level homes in Phase II must have a minimum of 1200 square feet pursuant to the Phase II covenants. The Phase II covenants do not specify any minimum requirements for two level homes, but any Phase II plans submitted to the ARB will be reviewed to assure that the intended construction is compatible with and complimentary to Phase I and to assure neat and attractive development bearing some relation to "Carolina Coastal" or "Rural Coastal" or "Old Edenton" designed development, as specified in the Phase II covenants.

**NOTE:** Phase 2 property owners that are considering building an ancillary dwelling on their lot should consult Chowan county building and planning zoning ordinance article 8 / 8.03 section c item 6. This is located on page 7 of 97 of the articles. This article contains square footage requirements for second dwelling.

### **E. Exterior Columns**

1. All exterior columns should be turned columns, architectural grade columns, or minimum 6 x 6 posts trimmed at both top and bottom.

### **F. Porches**

1. All porches which are visible from the street should have a minimum depth of seven (7) feet.

### **G. Exterior Home/Roof Colors**

1. Though no colors are specifically prohibited, it is encouraged to use neutral shades or warm colors that blend with the environment. Overly bright or strikingly bold colors are

discouraged on the exterior of homes. Specifically, **not permitted** are white colored asphalt shingles or metal roofs. All Color chips must be submitted with the package for approval.

2.

#### **H. Roof Material**

1. Roof material should be asphalt shingles or metal.
2. All asphalt shingles must be architectural grade shingles.

#### **I. Roof Pitch**

1. All roofs, **not** including porch roofs, must have a **minimum pitch of 6 and 12**.
2. Porch roofs must have a minimum pitch of 3 and 12.

#### **J. Chimney Caps**

1. Architectural grade chimney termination caps required.

#### **K. Use of Lattice**

1. If visible from the street, lattice may only be used as decorative infill panels and not as the only decorative feature between home piers.
2. Lattice may not exceed 64 square feet per run and lattice should be continually broken up with masonry or stucco piers or walls.

#### **L. Garages**

1. Two car enclosed garage required in both phase 1 and in phase 2.
2. Detached garages or garages located under a house structure are allowed.
3. Side entry garages are preferred where lot configuration permits. However, garage doors facing the street will only be allowed provided they are a minimum of 20 feet behind the front elevation of the house.
4. Single car garage doors are preferred over double width garage doors.

#### **M. Driveways**

1. Driveways should not be wider than 20 feet and should be a minimum of 18 feet wide, and all culvert pipes should be a minimum of 30 feet long and a minimum of 14" in diameter (depending on the ditch depth pipes may require larger or smaller diameter). Driveway Aprons should be a minimum 25 feet wide.
2. A minimum of two (2) off-street parking spaces should be provided.
3. All permitted driveways must be of the following materials:
  - a. Asphalt or concrete is required for all Phase I driveways.
  - b. Gravel, stone bonded shell, asphalt, or concrete are required for Phase II driveways. In no event will dirt, grass or pine straw be considered a finished driveway. All phase II lots that are entered along RiverSound Drive will be required to have a cement or asphalt 25-foot driveway apron from RiverSound Drive connecting to their driveway.

#### **N. Storage**

1. No storage of boats, trailers, RVs, etc. will be allowed, which would be visible from the street.

#### **O. Fences**

1. All fences shall be architecturally compatible with the design of the residence and must be approved in advance by the RiverSound Property Owners Association Board of Directors via the recommendation of the Architectural Review Board. No chain link fences will be permitted. No wall or fence shall exceed six (6) feet in height. No wall or fence will be permitted between the street and the front elevation of a residence. Phase 2 does have more latitude regarding fences.

#### **P. Setbacks**

1. Setbacks are as follows:
  - a. Front right of way Twenty-Five (25) feet.
  - b. Front setback at cul-de-sac Thirty (30) feet
  - c. Rear setback Forty (40) feet
  - d. Shoreline setback Seventy-Five (75) feet
  - e. Side setback Fifteen (15) feet
  - f. Corner/Side setback Forty (40) feet.
2. Setbacks apply to all buildings including decks, porches accessory buildings, etc.

#### **Q. Mechanical Equipment Stands**

1. Mechanical equipment stands must be screened by lattice, vinyl fencing or walls of wood or masonry construction similar to the house and with appropriate landscape.

#### **R. Mailboxes**

1. Contact the RiverSound Board of Directors for box number and key for cluster box units located at each RiverSound gated entrance.

#### **S. Docks on Ponds Within RiverSound**

1. Docks/piers **are not** allowed on the manmade pond adjoining lots 213-217. A small dock/ pier may be built on the manmade pond adjoining lots 171-175 and 177-183. Dock/pier for the pond adjoining 171-175 and 177-183 must meet the following criteria:
  - a. Maximum 6 feet width for walkway and no more than 150 sq. ft. total for a platform.
  - b. Extend no further than 5 feet from the high-water mark at full pond.
  - c. Fixed dock/piers only, no floating docks allowed.

#### **T. Miscellaneous**

1. No exterior TV, shortwave, radio, antennas, etc. should be visible from the street, the ARB does realize with vast tree coverage to gain access to a signal this might require a variance.
2. No clothes lines will be permitted.

#### **U. Outbuildings**

1. Any outbuildings must be pre-approved by the RiverSound Property Owners Association Board of Directors via the recommendations of the Architectural Review Board prior to being built or placed on the lot.

#### **V. Pools**

1. All pools must be approved in advance by RiverSound Property Owners Association Board of Directors via the recommendations of the Architectural Review Board. No above ground pools will be permitted. Pools shall be part of an integrated landscape and hard surface scenery, and no pools permitted in the front yards. Pools are required to be surrounded by a 6' high fence.

#### **W. Phase 1 Sewer Hook-up**

1. All homes built in Phase 1 are required to connect to the Wastewater Treatment Plant. This requires a Pit Valve which is provided by the RiverSound Property Owners Association. The cost of the connection is the responsibility of the lot owner and connection must be arranged with the General Manager of RiverSound. The connection must be completed prior to the issuance of the Certificate of Completion from Chowan County. As of January 2025, the cost of the connection fee is \$750.00 payable to RiverSound Property Owners Association.

Additionally required are the following: A 4-inch vent pipe extending 3 feet above ground near the waste pit and a 3-foot sewer vent cover. The property owner/contractor is responsible for the purchase of the sewer vent cover. RiverSound Property Owners Association will provide contact information on how to order the vent cover from AirVac. **No other sewer vent covers will be approved.**

### **SECTION 5 – HOMES UNDER CONSTRUCTION**

It is imperative to remember that the Declaration of RiverSound Subdivision requires that once construction starts all work must be completed within one year. **Digging within 15 feet of the wastewater pit shall be HAND DUG ONLY. Owner and or Contractor shall be responsible for any damages to the existing infrastructure.**

#### **During Construction**

1. The contractor must have proof of insurance; to include but not limited to transportation, workman's compensation, errors and omissions and liability insurance of not less than one million dollars. Proof must be provided prior to construction start. (MUST BE SUBMITTED WITH BUILDING PLAN PACKAGE)
2. The contractor must provide one (1) portable toilet for each job site within the development. Portable toilets must have a scheduled weekly dumping/cleaning by the Owner/Contractor. The portable toilet must be placed on the owners lot clear of all easements and must remain on the property until the completion of construction and occupancy permit is issued. **A \$150.00 per day fine will be assessed for non-compliance. CONTRACTORS AND THEIR AGENTS ARE TO REFRAIN FROM THE USE OF THE WATER AND**

**TOILETS AT THE SUNSET CLUB AS THIS IS AN EXCLUSIVE AMENITY FOR PROPERTY OWNERS ONLY.**

3. The contractor must have a dumpster on site for each job site. Trash and excess/waste building materials shall be placed in dumpster at the end of each working day to ensure trash and waste are not scattered on roadways and or adjacent properties. The dumpster must be placed on owners lot clear of all easements and must remain on the property until the completion of construction and an occupancy permit is issued. **A \$150.00 per day fine will be assessed for non-compliance.**
4. Building materials and construction equipment cannot be placed on roadways or utility easements.
5. Contractors must assume liability for all construction vehicles that enter RiverSound Subdivision enroute to their job site, **specifically overweight vehicles that damage road surface and negligence of operators will not be tolerated. Speed limits must always be observed. Concrete, brick, sand, sheet rock and water trucks weight limit are 6½ tons per axle.**
6. Contractors are responsible for the actions of any/all subcontractors. Contractors/subcontractors are responsible for any cut, break, or damage to the utilities at-grade, overhead or underground caused by their negligence.
7. Lot owners are responsible for agents, employees, contractors, subcontractors, and assigns.
8. Any damage to the streets, curbs, ditches, common areas or adjoining lots will be repaired or replaced at the expense of the owner and/or his or her contractor. Lot owners/builder must provide a \$ 2,000.00 refundable cash deposit at the time of lot prep/clearing or the time of submission of ARB package whichever comes first to indemnify the RiverSound Property Owners Association against any unmitigated property damages caused by the contractor and/or his agents, employees, subcontractors, etc. If there is no damage to adjoining lots, roads, streets, curbs, ditches and/or common areas, or damage has been satisfactorily remediated, the \$2,000.00 payment will be promptly returned to the lot owner/builder at the conclusion of the construction project.
9. No materials, Portable toilet or Dumpster will be placed in the right of way, easement or on adjacent property. (see section #5 item #2 and #3)
10. The storage of materials should be in an inconspicuous area of the site, and the contractors are required to make frequent clean ups of surplus materials, trash, etc. A trash barrel must be maintained on each site for the disposal of small trash and litter.
11. The playing of radios, tapes, etc. at volume levels that disturb surrounding neighbors will not permitted.

**ARTICLE VI SECTION 3 OF RIVERSOUND COVENANTS DATED 07/17/2007 LIABILITY.**

**APPROVAL BY THE ARCHITECTURAL REVIEW BOARD AND/OR THE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS OF AN APPLICATION BY OWNER SHALL NOT CONSTITUTE A BASIS FOR LIABILITY OF THE MEMBERS OF THE ARCHITECTURAL REVIEW BOARD, OR THE ASSOCIATION AS REGARDS (i): THE FAILURE OF THE PLANS TO CONFORM TO ANY APPLICABLE BUILDING CODES (i) OR INADEQUACY OR DEFICIENCY IN THE PLANS RESULTING IN DEFECTS IN THE IMPROVEMENTS.**