

RIVER RIDGE

ARCHITECTURAL - REGULATIONS

The purpose of the River Ridge Architectural regulations is to ensure that all material changes to existing structures and all newly built structures comply with the River Ridge Protective Covenants and, in general, reflect an environmentally harmonious community. Clear cutting is strongly discouraged.

I. Approval Process:

Article V of the Covenants generally requires that all buildings, facilities or other structures, or material additions thereto must be approved by the Association and conform to certain requirements and restrictions. The terms “facilities” and “structures” include, in addition to houses and garages, fences, refuse containers, driveways and shelters of any kind. They do not include signs showing house or lot numbers, name signs for lots or houses, or landscaping features of any kind. Signs with street numbers are required prior to approval.

1.1 All requests for approval should be submitted to the River Ridge Architectural Committee Chairman.

1.2 All requests for approval must be in writing and include:

- Type and purpose of structure, building, and facilities being constructed or modified in any material respect
- Site plan including well and septic locations – location of the structure on the lot relative to lot boundaries and easements, rights of way, or set-back requirements
- Type of material and color for all exterior surfaces, using the grid provided in the checklist
- A start date and an expected completion date. Work must commence within 6 months of the date of approval or approval is revoked unless the Association grants written approval for an extension. Exterior work must be completed within one year of the start date unless completion is impossible or would result in great hardship to the owner or building due to strikes, fires, national emergencies or natural calamities.

For new home construction applications, the following must be provided:

- Location, width, and path of the driveway and size, location, and length of any culverts
- Floor plan with sufficient detail provided, to establish that the ground floor area of any dwelling of two (2) or more floors erected on a Lot shall contain a minimum of eight hundred (800) square feet, exclusive of porches, decks and garages. The minimum area of living space of any dwelling, exclusive of porches, decks and garages, shall be not less than one thousand (1000) square feet.
- Elevation drawings (containing primary dimensions) for all sides

- Before any construction begins, a gravel or shale driveway and construction entrance must be added; and a self-contained human waste chemical toilet must be installed for the duration of the project.
- 1.3. Once a request for approval is granted, no substantive changes may be made without modification of the application and obtaining written approval from the Association.

2. CONTRACTORS:

- 2.1. As part of the initial request or prior to construction, it is the responsibility of the lot owner to provide to the Architectural Committee the name, mailing address, and telephone number for all contractors. For new homes, all contractors must be licensed and submit a certificate of insurance, COI.
- 2.2. It is the responsibility of the lot owner to inform the contractors of the River Ridge Rules and Regulations, prior to any work being undertaken. Lot owners are responsible for seeing that contractors follow all Association rules and regulations while performing work in River Ridge.
- 2.3. Contractors are responsible for maintaining the security of River Ridge by ensuring that no unauthorized personnel enter River Ridge when the contractor uses gate pass codes to enter. Security violations by the contractors, subcontractors, or employees may result in cancellation of their gate pass codes to the River Ridge gates.
- 2.4. Contractors or subcontractors are directly responsible for the conduct of their employees while they are in the River Ridge community. Common areas are off limits to contractors.
- 2.5. There is no burning allowed for construction waste on the construction site. The burning of land debris is regulated by two state agencies: the Division of Forestry (WVDOF), and the Division of Air Quality (DAQ).
- 2.6 You and your contractor must adhere to the general principles of West Virginia's Best Practices for Erosion and Sediment Control; i.e. temporary sediment basin and silt fence: https://dep.wv.gov/WWE/Programs/stormwater/MS4/Documents/West_Virginia_Stormwater_Management_and_Design_Guidance_Manual_FULL_November_2012-v2.pdf And the U.S. EPA's [Developing Your Stormwater Pollution Prevention Plan A Guide For Construction Sites](https://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=60000FNM.txt) <https://nepis.epa.gov/Exe/ZyPURL.cgi?Dockey=60000FNM.txt>

3 SITE REQUIREMENTS:

- 3.1 It is the sole responsibility of the lot owner to ensure that the locations of all buildings, facilities or other structures described in the application for approval are in fact located correctly within the boundaries of the owner's lot or lots, do not encroach upon any easement or rights of way, and conform to set-back requirements.

- 3.2 All driveways should be at least 12 feet wide as required by the Great Cacapon Fire Department. Fire trucks may not enter driveways less than 12 feet wide.
- 3.3 A culvert of at least 15" diameter is required under driveways where the Association determines that construction of the driveway will impede proper drainage.
- 3.4 A usable well for drinking water and other purposes and an approved septic system for sewage disposal are required before any dwelling can be occupied.
- 3.5 In the interest of maintaining a dark sky for the health of our environment and our enjoyment of the night sky. Please only use outdoor lights which are targeted, low level, and warm colored.
- 3.6 In the interest of maintaining the forested beauty of River Ridge, to the extent possible, the removal of trees should be minimized.

4 STRUCTURES:

- 4.1. Article V, Section 5.4(c) of the covenants provides that the Association reserves the right to control the site and location of any house or dwelling or other structure upon any one or more lots, subject to giving reasonable opportunity to a lot owner to select a site, and taking account of septic and well drilling requirements. If, in the sole discretion of the Association's Board, a site should be approved permitting a structure to be partly on one or more adjoining lots, the lots shall still be considered independent for assessment purposes, and the lot owner will be required to provide, at the lot owner's expense, a deed or instrument to be recorded among the land records, so providing. Subdivision and combination of lots is limited by Article VI, Section 6.6 of the Covenants.
- 4.2. Article V, Section 5.4(a) of the Covenants provides that only one single-family private dwelling or recreational residence designed for one family and appropriate related structures are permitted on any lot. The Association may approve related structures such as garages, storage buildings, greenhouses and the like for private or recreational residential purposes and for hobbies, educational, or similar purposes.
- 4.3. Article V, Section 5.4(b) of the covenants provides that the ground floor area of any permitted dwelling of two (2) or more floors must contain a minimum of eight hundred (800) square feet exclusive of porches, decks and garages. The minimum area of living space of any permitted dwelling exclusive of porches, decks and garages shall be not less than one thousand (1000) square feet. If a basement is completely fire code safe, heated and fully finished (drywall, windows, etc.), then it can be included in the required 1000 sq ft of living space. However, it may not be included in the required minimum of 800 sq ft for the first floor.
- 4.4. To maintain the nature of our community, wood or natural stone are the preferred materials for all exterior siding of structures. Composite and other newer siding materials with wood-like characteristics and manufactured stone may be acceptable if they reflect a reasonably close replication of a natural material. These requirements do not apply to materials for foundations, roofs, doors, windows, shutters, gutters, downspouts, skylights, decking surfaces, stair railings, and the like.

- 4.5. Wood is the preferred fencing material, but approval of other fencing material may be acceptable taking account of the purpose of the fencing and its visibility from roadways and adjoining lots.
- 4.6. Using the Grid for guidance, all colors of exterior siding, roofs, and visible foundations of structures must be earth tone. Earth tone is defined as a color scheme that draws from a color palette of browns, tans, grays, greens, and reds that are muted and flat in an emulation of the natural colors found in dirt and rock. It is the responsibility of the homeowner to present a sample/swatch of the earth tone color to the Architectural Committee before beginning their work. Garages and outbuildings must conform to the general appearance of the house. Repainting or re-staining any part of the exterior of a structure with the same color as is currently on that part of the structure does not require approval.
- 4.7. Modular homes and other modular structures are acceptable in River Ridge. All of the rules applicable to conventional construction apply equally to modular homes and other modular structures.
- 4.8. Repairs, replacements, and changes to parts of structures that do not constitute material additions or modifications do not require approval as long as the materials and colors comply with the requirements that applied to the original construction of the structure.
- 4.9. Changes in these regulations only apply prospectively.

5 ENFORCEMENT OF ARCHITECTURAL RULES AND DECISIONS:

5.1 In the event of a violation of the Architectural rules contained in or issued pursuant to the Covenants, the Board of Directors may, after notice to, and an opportunity to be heard by, the Lot Owner, determine that the violation constitutes a nuisance and annoyance under the covenants and shall subject the Owner to a fine or disruption fee of not more than \$ 300 per day for the first day of the violation and \$ 500 for each subsequent day of the violation in the same 12 month period measured starting from the date which is 5 days after the determination by the board and notice thereof to the Owner.

5.2 The notice to the Owner providing an opportunity to be heard shall specify a meeting of the board of directors at which the matter will be considered and be accompanied by a copy of a notice of meeting that complies with the requirements of the Association's bylaws for notices of special meetings of the directors. The notice to the Owner of the board decision shall specify the nature and extent of the violation and the amount of the fine/ disruption fee and reference the prior notice thereof to the Owner by or on behalf of the Architectural Committee.

River Ridge Solar Guidelines

The River Ridge Community Association has adopted these guidelines to assist homeowners interested in using solar energy for their homes; and to ensure the uniform installation and design of solar energy systems.

1. Homeowners should first consider all existing structures and landscaping before selecting a site for any proposed solar system.
2. All plans must be preapproved by the Architecture Committee prior to installation.
3. The preferred location of solar panels is on a roof. Flush-mounted panels (i.e. – the plane of the array is parallel to the roof) on a roof facing a road will be allowed if documentation is provided from the solar contractor indicating this is the only feasible location for a solar array. If panels are installed on a side or rear roof, the array may be tilted or raised if a variance is granted. Ground-mounted arrays on the side or rear of the house or rear-facing, are only allowed with a variance and must be located out of sight from the roadway.
4. All components of the solar system should be integrated into the design of the home. The color of the solar system components should generally conform to the color of the roof shingles to the extent practical. Solar “shingles” that mimic the look of a composite shingle are acceptable but should match the color of the current roof shingles as much as is practical.
5. The installation of all solar energy systems should only be done by a licensed installer or journeyman plumber. Applications submitted to the Architecture Committee should include the following:
 - a. A diagram “drawn to scale” by the licensed contractor installing the system showing where the system will be installed.
 - b. Photos of the roof area where the array will be mounted.
 - c. Material to be used and/or manufacturer’s description of the system, photos and/or pictures of the system and color of the system.
 - d. Where possible, provide photos of similar existing systems as examples.
6. Piping and electrical connections will be located directly under and/or within the perimeter of the panels, when possible, and placed as inconspicuously as possible when viewed from all angles.
7. The highest point of a solar panel array will be lower than the ridge of the roof where it is attached.
8. All painted surfaces will be kept in good repair.

9. Changes to adjacent property should not impede an existing or soon-to-be installed solar system or interfere with any existing solar energy easement.
10. A variance to certain sections of these guidelines may be granted if compliance with these guidelines would significantly increase the purchase price of the solar system or significantly decrease its performance or efficiency. If a homeowner seeks a variance, they must provide a minimum of two bids depicting the cost of installation of the Planning Improvements – one bid in compliance with these guidelines and a second bid depicting the desired alternative location, unless the variance represents the only feasible installation location. The Architecture Committee may require bids or estimates from a second contractor to make an informed decision.

River Ridge Greenhouse Guidelines

Greenhouse Definition

A greenhouse is a structure with a glass or plastic roof and frequently glass or plastic walls used for starting or housing flowers, vegetables, or other plants. The structural frame is made of aluminum, galvanized steel, or wood. A Greenhouse means an enclosed standalone structure. It can also be a lean-to structure against the wall of another building. In either case it must have a rigid frame.

Purpose

The purpose of this part of the Architectural Regulations is to define the requirements for homeowner greenhouses in the River Ridge Community Association.

It is hoped that this document captures the essence of the guideline discussion.

At the end of this document there is a list of websites that discuss pros and cons of the materials available for greenhouses.

Location

The entire greenhouse shall be located behind the main house, garage, or similar structure. No portion of the greenhouse shall extend beyond a line parallel to each side of the main house, garage or similar structure.

The location of the greenhouse shall meet all other architectural requirements for the location of detached structures. The greenhouse must be anchored to the ground.

Size and Shape

The height of the greenhouse shall not exceed 9 feet.

The length of the greenhouse shall not exceed 12 feet.

The width of the greenhouse shall not exceed 10 feet.

The roof shall meet the top of external side walls at an angle between 15 and 75 degrees. A 'Quonset' roof design is not allowed.

Lean-to greenhouses are allowed.

Material

The greenhouse frame shall be made of either Aluminum or Wood.

Tubular PVC shall not be used for the frame.

The greenhouse shall not use corrugated panels for roof or walls.

The roof, side walls, and other exterior surfaces shall be made of solid polycarbonate or glass. Single wall film is not allowed.

The foregoing requirements for the use of polycarbonate or glass for exterior surfaces of greenhouses do not apply to doors or to sidewall areas that comply with Sections 4.4 and 4.6 of the Architectural Regulations. The requirements of Sections 4.4 and 4.6 do not apply to surfaces of polycarbonate or glass required by the foregoing for greenhouses. The mounting of exhaust fans in exterior surfaces of greenhouses is permitted.

Color

The color of the greenhouse framework shall be similar to and compatible with that of the main house and other detached structures on the lot.

Utilities

All utilities (water, wastewater, power) connected to the greenhouse shall meet local building codes for safety and the environment. The use of any form of illumination in the greenhouse, including grow lights, after dark is not allowed.

Contents

The greenhouse contents shall be limited to plants, containers (for plants, soil, fertilizer, and other materials needed for horticulture), shelving, heaters, fans, hand tools, watering systems and cooling systems.

The greenhouse may not be used for storing mowers, tillers, paint, or fuels.

Materials

The following references are provided for information on materials used in greenhouses:

<https://www.greenhousecatalog.com/greenhouse-frame>

<https://insteadof.com/blog/greenhouse-materials/>

<https://www.greenhousecatalog.com/greenhouse-covering>

<https://www.ourendangeredworld.com/eco/best-lean-to-greenhouses>

2-22-25 Board Approved Revisions

River Ridge Architectural Regulations

Checklist

After reviewing River Ridge's Architectural Regulations on Riverridgewv.org, use this checklist to obtain approval for your new build or changes to your existing structure.

To obtain approval, submit this checklist to the current committee chair: Bruce D'Agostino at bdagostino@outlook.com. If you have questions, please call Bruce at 301-461-3051.

Your name: _____

Lot number & Street address: _____
To determine street address call Morgan County Addressing Office: 304-258-8540

Contact info: Phone: _____ Email: _____

What is the new structure or type and purpose of the changes to existing structure?

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> New house | <input type="checkbox"/> Existing house |
| <input type="checkbox"/> Garage | <input type="checkbox"/> Storage building |
| <input type="checkbox"/> Deck | <input type="checkbox"/> Porch |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Solar Panel |
| <input type="checkbox"/> Greenhouse | |

Please provide site plan showing location of:

New Structure

Well and Septic

Additional Structure on Lot

Driveway

If applicable, please show location of wet-weather stream

If applicable, please provide drawing of floor plan and elevation drawing

When is your anticipated start date?

When is your anticipated date of completion?

If applicable, please provide name and address of your contractor:

List materials and colors to be used for exterior surfaces. Use the grid below to determine what materials and colors are allowed:

											DARKER SHADES PREFERRED					
MATERIAL	Siding	Roof	Foundation	Deck	Railing	Window Trim	Doors	Fascia/Soffits	Shutters/Trim	Gutters/Downspouts	Natural wood	Brown	Gray	Green	Black	White
Wood																
Stone (real or man-made)																
Brick																
Fiber Cement																
Vinyl																
Metal																#1
Glass	#2	#2			Panels											
Composite																
Cement or block																
Other (explain)																
#1 White Metal Roof, Deck, Railings, Shutters/Trim are not allowed																
#2 Greenhouses allowed																
ALL EXTERIOR FINISHES HAVE TO BE APPROVED.																