

EXHIBIT A

RETREAT AT RIVER GREEN TOWNHOME ASSOCIATION, INC. - REQUEST FOR MODIFICATION REVIEW

Please submit your modification request packet to Association Manager, via email.

Name	Date
Address	Lot Number
City, State Zip	Phone Number
Email(s)	

Please provide the Architectural Review Committee with all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information: site plan, depicting the improvements on the site plan (including all dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), and any other information as specifically required below or as required by the Architectural Design Guidelines (ADGs) approved for the community. Modifications without approval from the Committee are a violation of the Covenants and may result in fine and legal action by the Association.

Description of Modification Requested

Estimated Start Date:

Estimated Completion Date:

Under each of the most common categories below, all the items listed must be submitted. Please refer to the Covenants for other necessary information required for modifications such as detached structures, outdoor play equipment, pools, etc. **Incomplete requests will be disapproved.**

<p>LANDSCAPING, including fire pits, gardens, landscape blinds, landscape edging</p> <p>Asbuilt/HLP/Lot Plat/Survey <i>*identify location of landscaping modification</i></p> <p>Description: _____</p> <p>Dimensions: _____</p> <p>Photo(s) of the requested location(s) to be modified</p> <p>Plan denoting hardscape/plant materials, location and quantities</p>	<p>FENCING, including fenced blinds</p> <p>Fencing must conform to the standards stated in the ADGs</p> <p>Fence type: _____</p> <p>Height and maximum width of spans: _____</p> <p>Color/stain: _____</p> <p>Fence beams must be inside facing (<i>interior</i>), not visible to streets or lots</p> <p>Asbuilt/HLP/Lot Plat/Survey <i>*identify location of fencing and existing neighboring fencing</i></p> <p>Permit (<i>if applicable</i>)</p> <p>Materials: _____</p> <p>All nails, screws or fasteners shall be aluminum or hot-dipped galvanized</p> <p>All posts shall be anchored in concrete; ground clearance must be 2 inches</p>
<p>Number of lights: _____</p> <p>Photo(s) of the requested location(s) of the lighting</p>	<p>DRIVEWAY, PATIO or WALKWAY</p> <p>Asbuilt/HLP/Lot Plat/Survey <i>*identify location of driveway/patio/walkway modification</i></p> <p>Photo(s) of the requested location(s) to be modified</p> <p>Materials: _____</p>
<p>EXTERIOR DECORATIVE OBJECTS, including planters, statuary</p> <p>Description: _____</p> <p>Photo(s) of the requested location(s) of the object(s)</p> <p>Photo(s) of the object(s)</p>	

PLAY EQUIPMENT, including basketball goals

Asbuilt/HLP/Lot Plat/Survey
**identify location of play equipment modification*

Location must have minimum visual impact
 Photo example of modification, requested location
 Materials and colors should match and/or in harmony with existing materials and colors of home

PRIVATE SWIMMING POOL, including hot tubs

Asbuilt/HLP/Lot Plat/Survey
**identify location of pool, pool deck and pool equipment*

Pool type: _____
 Dimensions: _____
 Color: _____
 Lighting (if any): _____
 Fence Plan
 Permit
 Landscaping Plan - All pool related landscaping modifications must meet requirements of the Landscaping category

DECK, PORCH, PERGOLA (including screened decks, porches)

Asbuilt/HLP/Lot Plat/Survey
**identify location of deck/porch modification*

Photo of the location of the deck/porch
 Design rendering or scope of work
 Dimensions: _____
 Materials and colors should match and/or in harmony with existing materials and colors of home
 Permit

STORM DOORS and WINDOWS

Description and photo example of the storm door/windows including color
 Color must be compatible with existing primary and trim colors
 Photo(s) of the requested location(s) to be modified

EXTERIOR BUILDING ALTERATIONS, including painting and roofing

Colors/Materials to be used - Materials and colors should match and/or in harmony with existing materials and colors of home
 Photos of your home and the homes on either side and those facing (in most cases adjacent/facing homes cannot be painted the same)
 Permit (if applicable)

BUILDING ADDITIONS

Asbuilt/HLP/Lot Plat/Survey
**identify location of building addition*

Photo(s) of the requested location(s) to be modified
 Photo(s) of the location of the area to be modified from adjacent lots
 Design Rendering of scope of work
 Size, color, and detailed architectural drawing of addition - Materials and colors should match and/or in harmony with existing materials/colors of home
 Exterior materials used must match existing exterior materials of home
 Permit

NEIGHBOR REVIEW

PROPOSED MODIFICATIONS HAVE BEEN SUBMITTED TO BOTH NEXT DOOR NEIGHBORS FOR REVIEW

**** Submit this form and all documents to the Association Manager in one email/file ****

Owner Acknowledgement: I understand and agree that no work on this request shall commence until written approval of the Architectural Review Committee (ARC) has been received by me. I represent and warrant that the requested changes strictly conform to the community Architectural Design Guidelines (ADGs) and that these changes shall be made in strict conformance with the ADGs. I understand that I am responsible for complying with all city and county regulations.

Neither Fieldstone Realty Partners, LLC, the Association Board of Directors, the Association Advisory Committee or the Association Architectural Review Committee (ARC) nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or nonfeasance, arising out of any action with respect to any submission. The Architectural Review is directed toward review and approval of site planning, appearance and aesthetics. 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. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

Owner Signature

Date

ARCHITECTURAL REVIEW COMMITTEE USE		Approved
Date Received	Reviewed by	Approval stipulations
Approval stipulations or comments		Not approved

