



Riverwalk Community, Stony Point, NC

Homeowner Request for
New Construction, Property Beautification, Additions, Maintenance

This form must be submitted in its entirety otherwise will be considered incomplete (not approved). Please attach any relevant photos or sketches if needed to more clearly define the proposed work.

When in doubt, if the project will be able to viewed by the road and/or involve multiple vehicles, this form needs to be filled out and submitted to Architectural.

Date:	
Homeowner Applicant Name:	Homeowner 2:
Contact Phone:	Contact Phone:
Contact Email:	Contact Email:
Address:	City, State, Zip

Architectural Fees: The ARC Committee will advise the Member of applicable fees upon submittal to ARC1@lookoutriverwalk.com. The following list contains the Application Fee Structure.

New Construction – Review of Complete House Plans including Permits and Landscaping - Resubmittal of Items Missing from Initial Application	\$1500 – Non-Refundable Subject to the material content of missing information; however, in any case no greater than \$50 per submittal
Beautification – i.e., home additions, fences, accessory features, structures, pools, outbuildings, decks, gravel delivery, asphalt/concrete driveway pours, tree removal	\$25 per Submittal
Maintenance – Includes any property maintenance that may involve the following examples: multiple vehicles, grinding equipment, cause road congestion, cause dust, cause excessive noise	Application Fee Waived

Road Bonds: An additional refundable road bond may be required based on ARC Committee Advisement. The following are examples of potential Architectural modifications for which the ARC Committee may require a Road Bond:

New Construction Road Bond	\$1,000 – Refundable with exception for road damages during construction
Heavy Equipment Road Bond – examples are Heavy Trucks such as Bulldozers, Lumber Trucks, Concrete Trucks, Asphalt Equipment (i.e., delivery of concrete, asphalt, gravel, removal of trees, installation of trees)	\$1,000 – Refundable with exception for road damages during construction

Pool Construction Equipment	\$1,000 – Refundable with exception for road damages during construction
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The bond is intended to address evident damage or degradation of the common roadway during performance of the work which the lot/homeowner is proposing in his/her application. Road damage is defined as gouges, asphalt cracks and other asphalt damage on main road fronting property, or on community-owned private Riverwalk roads.

Description of Request:

Land Beautification Guidelines include but are not limited to:

- NO CLEAR CUTTING

No large trees wider than 6 inches in diameter (circumference 19 inches maximum), unless they are a potential safety hazard and/or grouped too closely together preventing “healthy” growth to a specific tree.

I understand that noncompliance with the Riverwalk Covenants and Bylaws is subject to a fine as allowed under NC Law.

Lot/Homeowner Signature: _____

Architectural Review Committee

Jon Dietrich	813-244-1115	Arc1@lookoutriverwalk.com	ARC Chair
Bob Haden	704-437-6250	Arc1@lookoutriverwalk.com	
Open ARC Position		Arc1@lookoutriverwalk.com	Open Position
Jeff Cermak	724-747-5545	Arc1@lookoutriverwalk.com	ARC Alternate
Liz Ersek	315-526-6246	Arc1@lookoutriverwalk.com	ARC Board Liaison

* Checks should be made payable to:

Lookout Riverwalk
315 Gardner Point Dr.
Stony Point, NC 28678