



**Riverwalk Community, Stony Point, NC**

**FORM B**

**Homeowner Application for Beautification**

This form must be completed and submitted prior to approval of any plans by the ARC Committee.

The ARC must respond to this application within 30 days of receipt. The 30-day review process begins once a complete package is submitted.

Date:	
Homeowner Applicant Name:	Homeowner 2:
Homeowner Phone:	Contact Phone:
Homeowner Email:	Contact Email:
Street Address:	City, State, Zip
Home Phone:	Work Phone:
Fax:	Mobile:
Phase: _____ Lot: _____	Riverwalk Address if already know house#/street:

**Architectural Fees: The ARC Committee will advise the Member of applicable fees upon submittal or resubmittal to [ARC1@lookoutriverwalk.com](mailto:ARC1@lookoutriverwalk.com).**

Road Bond	\$1,000 refundable with exception for road damages
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*Road damage is defined as gouges, asphalt cracks and other asphalt damage on main road fronting property, or on main private Riverwalk roads. Homeowners must submit pre-construction photos of roadway along lot frontage as well as post-construction photos.*

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) shall be removed, unless they are a potential safety hazard and/or are 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.*

**Signature:** \_\_\_\_\_

Architectural Review Committee

Jon Dietrich	813-244-1115	<a href="mailto:Arc1@lookoutriverwalk.com">Arc1@lookoutriverwalk.com</a>	ARC Chair
Bob Haden	704-437-6250	<a href="mailto:Arc1@lookoutriverwalk.com">Arc1@lookoutriverwalk.com</a>	ARC Member
Liz Ersek		<a href="mailto:Arc1@lookoutriverwalk.com">Arc1@lookoutriverwalk.com</a>	ARC Member
Open Board Liaison		<a href="mailto:Arc1@lookoutriverwalk.com">Arc1@lookoutriverwalk.com</a>	ARC Board Liaison

**GENERAL INSTRUCTIONS**

**YOUR SUBMITTAL AND INITIALS INDICATE YOU HAVE REVIEWED AND UNDERSTAND THE FOLLOWING:**

1. The Riverwalk entrance gate remains open for only 30 seconds. Do not attempt to go through the gate while it is closing, or after one or two vehicles or one vehicle pulling a long trailer have passed through. The homeowner is responsible for any damage to the entrance gate caused by the homeowner, the homeowner's visitors, or the homeowner's construction workers, and repairs will be charged to the homeowner and reimbursed by the homeowner to the Riverwalk HOA. \_\_\_\_\_
2. Disturbed right of ways must be re-graded and seeded before owner occupies the home. \_\_\_\_\_
3. The Homeowner shall discuss undue delays with the Riverwalk Board of Directors. \_\_\_\_\_
4. The Homeowner is expected to always comply with the Riverwalk Subdivision Covenants and General Use Restrictions. A copy can be found and downloaded from the Riverwalk Website <http://www.lookoutriverwalk.com>. \_\_\_\_\_
5. 100% of the beautification in accordance with the submitted application must be completed before return of the road bond. \_\_\_\_\_

**BEAUTIFICATION COMPLETION PROCEDURES**

The Homeowner shall notify the ARC when the beautification project has been completed. The ARC will then schedule a final walk through if the project required a road bond. ARC will notify the Board of such completion and walk through and indicate the disposition of the road bond. **Road bond will be refundable upon:**

1. Completion of beautification project in accordance with the Riverwalk General Use Restrictions
2. Lot frontage road and road shoulders remain in the same conditions as when construction began
3. Walk through of project.

**APPLICATION APPROVAL / FEES**

The beautification application is approved when the Riverwalk Architectural Review Committee (ARC) indicates its approval by signatures below and the Association Treasurer, by signature below, has verified that all assessments due from the property have been paid.

A copy of the approval will be filed with the Association Treasurer and will be retained with the construction bond deposit.

The beautification application will become the property of the ARC to be used as a reference during the project.

**ARC Beautification Application Review (Refundable)**

Road Bond Amt: \_\_\_\_\_

Check # \_\_\_\_\_

Date: \_\_\_\_\_

- \* Checks should be made payable to:  
 Lookout Riverwalk  
 315 Gardner Point Dr.  
 Stony Point, NC 28678  
 Attn: Association Treasurer

*By signature below, Homeowner certifies that the above specifications and application in its' entirety represent the project and agrees to always abide by the above stipulations and shall impose all applicable stipulations upon its construction contractor.*

Homeowner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Plans received by: \_\_\_\_\_

Date: \_\_\_\_\_

Association Treasurer: \_\_\_\_\_

ARC Member: \_\_\_\_\_

ARC Member: \_\_\_\_\_

ARC Member: \_\_\_\_\_

ARC Conditions on Approval? None  Yes  (Attach)