



RIVERSTONE.

MODIFICATION APPLICATION CHECKLIST

Please view the following checklist for your modification application. The following checklist is to help with providing the correct documents, for your modification. The checklist does not need to be turned in, with your application. If you have any questions, in regards to the status of your application, or the following documents, please contact us at arcmodification@rshoa.org.

All modifications require the following:

- Plot survey notating the location(s) of the modification request(s)
- Picture of the front of your home/back yard/ back of your home
 - The area of where the modification will be built/placed
 - For example: Patio Covers will need pictures of the back of the home. Swimming Pools will need pictures of the backyard and back of home, if other modifications will be built, with the pool.

Please note: If a modification is encroaching into the drainage easement, LID approval is required.

Antennas

Page 10 on ARC Guidelines

- Plot survey notating the location of the antennas
- Picture of the location of where the antennas will placed
- Web link or PDF document providing information on the antenna you would like to install

Basketball Goals

Page 10 on ARC Guidelines

- Plot survey notating the location of the basketball goal
- Picture of the location of where the basketball goal will be placed
(If basketball goal will be in the front yard, please provide picture of the front of your home)
(If basketball goal will be in the backyard, please provide pictures of your backyard)
- Web link or PDF document of the basketball goal you would like to install

Birdhouse

Page 11 on ARC Guidelines

- Plot survey notating the location of the bird house
- Picture of the location on where you would like to place the bird house
- Web link or PDF document of the birdhouse you would like to install

Decks and Lake/Boat Docks

Page 11 on ARC Guidelines

- Plot survey notating the location of the deck/dock
- Riverstone LIDs Approval Letter *(you can contact the LID by visiting their website at www.riverstonelids.com.)*
 - Please contact the LID on their requirements for decks and docks on the lake.
- Detailed design of the deck/dock's structure, dimensions, and how the dock/deck will be secured
- Picture of your backyard

Decorations

Page 12 on ARC Guidelines

- Plot survey notating the decorations location
- Picture of the area where you would like to place the decoration *(front yard/backyard)*
- Web link or PDF document on the decoration you would like to place on your property *(including the dimensions)*

Decorative Concrete

Page 12 on ARC Guidelines

- Plot survey notating the location of where the decorative concrete would be placed (*including the dimensions*)
- Picture of where you would like to place the decorative concrete
- Web link or PDF document providing the decorative concrete design

Driveway Extensions/Walkways/Patio Extensions

Page 12 on ARC Guidelines

- Plot survey notating the location of the driveway extension/walkway/patio extension (*including the dimensions*)
- Picture of the area(s) the modification will be built
- If the extension or walkway will be built with another material (*other than concrete*), please provide a picture of the material and design with the material (*for example: stones, pavers, etc.*)

Driveway Gates

Page 13 on ARC Guidelines

- Plot survey notating the location of the driveway gate
- Picture of the front of your home
- Design of the driveway gate (*please ensure that the design matches the Riverstone approved design and provide dimensions*)

Exterior Lighting

Page 13 on ARC Guidelines

- Plot survey notating the location(s) of the exterior lighting
- Web link or PDF document that provides the dimensions, look, and wattage information
- Picture(s) of the area where you would like to place the exterior lighting

Exterior Painting

Page 13 on ARC Guidelines

- Picture of the following homes:
 - Picture of your home
 - Picture of your neighbors on the left and right of you
 - Picture of your neighbor across the street, across the street on the left, and across the street on the right
- Web link or PDF document of the paint color(s) you would like to add to your home

Fence/ Fence Replacement

Page 14 on ARC Guidelines

- Picture of your current fence and backyard
- Plot survey highlighting the fencing locations you would like to replaced/stain
- If staining your fence, please provide web link or PDF document of the stain color you would like to use
- If replacing your fence, please speak with your neighbor(s) in regards to replacement and receive written consent. The consent can be emailed to arcmodification@rshoa.org. All homeowner's fencing follows the "Good Neighbors" policy. Fencing is 50% of each homeowner's property.

Flag Poles

Page 14 on ARC Guidelines

- Plot survey notating where you would like to place the flag pole
- Picture of the location on where you would like to install the flag pole
- PDF document or web link of the flag pole you would like to install

Garage Conversions/ Carports/ Detached Garages

Page 15 on ARC Guidelines

- Picture of your current garage, or where you would like to place the detached garage/ carport
- Plot survey notating the location of the modification
- If installing a detached garage, please review and follow the room addition guidelines
- If converting a garage to a one car or two car garage, please provide detailed drawings of the new design and how the new garage will not effect your home structure
- If changing garage layout or garage door, please provide the design for the new garage door and/or design

Gazebos/Freestanding Shade Structures/ Pergolas

Page 15 on ARC Guidelines

- Picture of the area you would like to add the structure
- Plot survey notating the location of the structure
- Detailed drawings of the structure, including the dimensions and footing detail
- If the structure is attached to the home, please provide detailed drawings on how the structure will be secured
- If possible, please provide pictures of the completed look
- If painting or staining the structure, please provide a picture or web link of the paint/stain

Generators

Page 16 on ARC Guidelines

- Picture of the location on where you would like to place the generator (*please note that the generator must be 18 inches from your home*)
- Plot survey notating the location of the generator
- Web link or PDF document on the generator you would like to install

Greenhouse

Page 16 on ARC Guidelines

- Only professional greenhouses constructed of clear glass or Plexiglas panels will be considered for approval. Please provide the detailed drawings on the structure's design.
- Plot survey notating the location of the greenhouse
- Picture of your backyard
- If the greenhouse is to be constructed by the homeowner, a full set of drawings showing all dimensions and construction details together with samples and/or description of the materials to be used must be submitted for approval and only quality construction that will match your home will be acceptable.
- If the greenhouse is pre-manufactured, the manufacturer's specifications and a picture must be submitted.

Landscaping/ French Drains

Page 16 on ARC Guidelines

- Plot survey notating the location of the landscaping modification and/or French drains
- Picture of the area(s) you would like to add the landscaping/French drain
- Landscaping border will require the following:
 - Picture or web link for the border you would like to install
 - Picture of the front of your home/backyard (*areas of where you would like to add the landscaping border*)
- New Plants/Trees will require the following:
 - Plant list (*listing all the new plants and location on the plot survey, of what types of plants/trees you would like to plant; please list how many each plant you would like to plant, as well*)
 - Pictures of the areas you are planning to add the new landscaping
- Tree Removal will require the following:
 - Picture of the area(s) of the trees you would like to remove
 - Please provide your concerns and reason you would like to remove the tree on the second page of the modification application.

The second page provides a blank space on the bottom section for notes from the homeowner.

Outbuildings/Storage Shed

Page 17 on ARC Guidelines

- Plot survey notating the location of the storage shed.
- Picture of the area you would like to place the storage shed
- Web link or PDF document of the storage shed you would like to install

Outdoor Carpeting/ Artificial Turf

Page 18 on ARC Guidelines

- Plot survey notating the location of the carpeting/turf with the dimensions
- Web link or PDF document on the carpeting/turf material
- Picture of the area(s) you would like to add the carpeting/turf

Outdoor Curtains

Page 18 on ARC Guidelines

- Plot survey notating the location of the outdoor curtains
- Picture of where the curtains will be installed
- Full details on how the curtains are attached to the support structure
- Web link or PDF document on the type of curtains you would like to install

Patio Covers

Page 19 on ARC Guidelines

- Plot survey notating the location of the patio cover
- Picture of the area where the patio cover will be installed
- A full set of drawings showing all views and dimensions of the following items, but not limited to, beams, joists, rafters, soffits, fascia, ceiling, lattice, roof, columns, deck and structural footings for the specific structure to be built and how the cover may tie to the home must be submitted
- If possible, a picture of an example of the completed look

Playground Equipment

Page 20 on ARC Guidelines

- Plot survey notating the location of the play structure (*please try to be at least a minimum of ten feet (10') off side lot lines and rear lot lines, if possible*)
- Picture of the backyard
- Web link or PDF document of the play structure you would like to install

Political Signs

Page 21 on ARC Guidelines

- Political signs must be ground mounted.
- Per the Texas Property Code, political signs may be erected advocating the election of one or more candidates or the sponsorship of a political party, issue or proposal, provided that such signs shall not be erected more than ninety (90) days in advance of the election to which they pertain and shall be removed within ten (10) days after such election.
- Owner may erect only one sign for each candidate or ballot item.

Rainwater Harvesting Systems

Page 21 on ARC Guidelines

- Only commercial and professional grade rain barrels are permitted.
- Plot survey notating the location of the modification
- Picture of the area where you would like to place the system
- All rain barrels must be fully enclosed and have proper screen or filter to prevent mosquito breeding and harboring.
- Rain barrels may not create unsanitary conditions or be of nuisance to any neighbor properties.

Religious Displays

Page 21 on ARC Guidelines

- Please visit the Resident Portal at www.rshoa.org to view the Display of Religious Items Policy recorded under Fort Bend County Clerks File No. 2011097944, including any amendments thereto.

Roof Replacement

Page 22 on ARC Guidelines

- Picture of the front of your home
- Web link or PDF document of the type of shingles (*with the color of shingles*) you would like to install

Room Additions/ Sunroom

Page 22 on ARC Guidelines

- Plot survey notating the location of the room addition
- Picture of the area the room addition would be installed

-Detailed plans prepared by an architect must be submitted to the ARC. "Detailed plans" are defined as "to scale" drawings showing all views of the exterior and interior with dimensions of all walls, windows, doors, slabs, and roof structure. Plans shall also include a complete set of framing details showing all dimensions of studs, beams, joist, rafters, headers, roof pitch, and soffit details. Structural details must also show cross section views of the proposed slab with details on the steel and beams. Details of the eaves must match the borne. Brick and roof details are to match, as well.

- Exterior materials and colors should match the house as much as possible.

Satellite Dishes

Page 23 on ARC Guidelines

- Plot survey notating the satellite's location (*please note that the satellite dishes should not be visible from a front or side street unless it is impossible to receive signals from another preferred location.*)

- Picture of the area the satellite will be installed

- Satellite dishes that are larger than the eighteen inches (18") are not permitted.

Security Cameras

Page 23 on ARC Guidelines

- Plot survey notating the location of the security camera(s).

- Picture of the areas(s) you would like to place the security camera

- Web link or PDF document of the security camera that you would like to install

Solar Panels

Page 23 on ARC Guidelines

- Plot survey notating the location(s) of the solar panels

- Picture of the front of the home

- PDF document or web link providing information on the solar panels you would like to install onto your home

Storm Windows and Storm/Screen Doors

Page 24 of ARC Guidelines

- The color of the frames of storm windows and storm/screen doors must be compatible with the exterior house colors. Storm windows and storm/screen doors must receive ARC approval prior to installation.

- Picture of current door

- Picture of the front of your home

- Web link or PDF document with the type of storm door you would like to install

Swimming Pools/Spas

Page 24 of ARC Guidelines

- Plot survey notating the swimming pool, pool access, and drainage

- Picture of the pool materials

- Picture of backyard

- Pool contractor's detail drawing of the pool

- Pictures of the completed look (*if possible*)

Trampolines

Page 25 of ARC Guidelines

- Plot survey notating the location of the trampolines.

- Picture of backyard

- Web link/ PDF document of the trampoline you would like to install

Vegetable Gardens/Gardens

Page 25 of ARC Guidelines

- Plot survey notating the location of the garden you would like to install

- Design of the garden you would like to install

- Picture of backyard

- Structures/stakes required to support plants may not exceed 5 (five) feet in height and must be removed/stored when the growing season is over. Any ties used to secure plants to stakes/structures must be neutral in color

Wind Turbines

Page 25 of ARC Guidelines

- Wind turbines should be mounted in the rear portion of the roof so that they are not visible from the front of the home or above the roofline.
- The wind turbines should either be a color which will blend with the shingle color of the roof. Unfinished aluminum must be painted to match the shingle color.
- Solar powered attic fans such as Attic Breeze AB252A are allowed with prior ARC Approval.
- Location of the wind turbines on the plot survey.
- Picture of the front of your home.

Window Air Conditioners

Page 26 of ARC Guidelines

- Window air conditions must not be visible from the street or public view and should be below the fence line.
- Window air conditioners will be reviewed on a case-by-case basis.
- Picture of the location on where the window air conditioner will be placed.
- Plot survey notating the location of the window air conditioner(s).
- Web link or PDF document of the window air conditioner you are wanting to install

Window Shades/Awnings

Page 26 of ARC Guidelines

- Plot survey notating the location of the modification.
- Pictures of the area you would like to install the modification
- Detailed drawings on how the modification will be secured to the home and how it will function