



RidgeWalk Architectural Guidelines

House Design Vision

Design Intent

The design intent for RidgeWalk in Walton County, Florida is inspired by regional and historic styles characteristic of coastal areas. Each building should be elegantly scaled and proportioned in form and mass with detailing and color that enhances and embraces the natural setting.

The signature features of RidgeWalk include white painted brick, low and high walls along the property line with quaint garden gates, high ceilings, large windows, and outdoor rooms which allows the architecture to complement the place in which it exists.

These Architectural Guidelines create a framework to inspire and encourage outstanding individually designed residences which, when viewed together, produce an equally outstanding and harmonious community environment. Following these guidelines will help ensure that the houses of RidgeWalk will have a quality of design and construction to enhance the enjoyment and value for many years to come.

General Design Guidelines

Design Intent

The design intent for RidgeWalk in Walton County, Florida is inspired by regional and historic styles characteristic of coastal areas.

The signature features of RidgeWalk include white painted brick, low and high walls along the front easement line with quaint garden gates, large windows, and outdoor rooms which allows the architecture to complement the place in which it exists.

These Architectural Guidelines create a framework for consistent architectural design while allowing for individual creativity and expression. Following these guidelines will help ensure that the houses of RidgeWalk will have a quality of design and construction to enhance the enjoyment and value for many years to come.

Site Planning

The building (including porches, arbors, and pergolas) shall not encroach into the building setbacks. Site plans and building placement shall be approved by the ARC.

Setbacks

Frontyard - 20'-0" Building

Rearyard - Buffer Line or 15' (whichever is greater)

Sideyards - 5'-0"

Finished Floor Elevation

The finished floor must be a minimum of 13.5" (24" typical) above grade at the main door location.

Height

Houses may be 1, 2, or 2 1/2-stories in height. The typical main floor ceiling height of Primary living and bedroom spaces must be minimum 10'-0". The additional floor(s) may have 9'-0" ceilings for bedroom spaces.

Piers and Decking

Houses may be constructed of raised slab or crawl space foundations. Porches may be constructed as raised slab with painted brick edging or with piers, screening, and decking.

The space between the pier supports shall be screened with a vertical and/or horizontal board pattern. Diagonal lattice is not allowed. Minimum dimension for horizontal and vertical lattice members shall be 1" x 2" nominal at maximum spacing 3" on center.

Equipment

Compressors, meters, and miscellaneous equipment shall be grouped (when/where possible) and screened to minimize impact on the neighbors and the community. Screens may be either wood fence or mature landscaping. Where possible, vents and grills shall be concealed within the foundation screens. All locations determined per plan and per ARC approval.

All equipment shall be shown on landscape plans and is recommended to be located on the side of house when possible and screened from all public streets. Consideration of neighboring outdoor living spaces, porches, and patios shall be taken when placing HVAC equipment. The proposed location shall be drawn on a site plan showing adjoining houses and submitted for approval to the ARC. Screening may be accomplished by a compatible 1x4 painted picket fence or mature landscaping. The appropriate clearances for equipment shall be taken into account when locating screening materials.

Building Details

Porches and Entrances

- 01** All porches must be ideally eight feet deep.
- 02** All stoops must be at least four feet deep.
- 03** Porches and other entry-related elements, such as stoops, must be appropriate to the architecture style of the house.
- 04** Porch columns must be an appropriate style and proportion for the architectural style of the house.
- 05** Steps at the entry are encouraged to be painted brick with stone tread.
- 06** Porch railing style must be appropriate for porch and house architectural style.
- 07** Porch railings may be constructed of wood, powder coated aluminum, or decorative iron. Synthetic materials must be approved by ARC.
- 08** Wood railings should span between wood or brick columns/piers. Synthetic material may be approved by ARC on a case-by-case basis. Iron railings should span between iron columns, wood, or brick columns/piers.
- 09** Low walls may be painted brick and should be a minimum of 8" thick with an appropriate masonry cap.
- 10** Front porches must not be screened-in or enclosed.
- 11** Porch floors and patio paving shall be stained dark grey broom finish concrete and painted brick edging or wood or composite/synthetic* material with an authentic wood construction appearance. Wood shall be resistant to weather and may be pressure treated pine, cedar, cypress, teak or Brazilian hardwood; painted or stained. Porch floors and patio paving shall be consistent with architectural style of the home.
- 12** Screened porches shall be framed between columns. Screens shall be a uniform synthetic aluminum (dark bronze) material.
- 13** Porch or deck enclosures may not be freestanding.

*Composite/Synthetic material to be reviewed by ARC and approved on a case-by-case basis.

Walls

- 01** All exterior wall surface materials and colors must be approved by the ARC.
- 02** Appropriate wall surface material is painted brick with fiber cement siding on dormers.
- 03** Fiber cement stucco board may be used as a substitute for stucco in areas less than the 4'x8' limits of stucco board.
- 04** Unacceptable exterior wall materials for RidgeWalk include aluminum, vinyl, cultured stone, and EIFS.
- 05** Details, materials, and colors must be appropriate to the architectural style.
- 06** All exterior wall materials must wrap outside corners; there shall be no material breaks on outside corners.
- 07** Material changes should occur at an appropriate location.
- 08** All houses must have a visual watertable. The watertable must be appropriate to the architectural style.
- 09** No more than two exterior wall materials should be used above the watertable.
- 10** Exterior walls faced in siding must have trim where appropriate with an appropriate hierarchy of width to be no less than 6" wide at the building corners.
- 11** Any flashing that is visible from a street must be copper, dark bronze aluminum, or galvanized metal. Galvanized metal flashing should be painted to match adjacent surface.

Foundation

- 01** The finished floor must be a minimum of 13.5" (24" typical) above grade at the main door location.
- 02** Utility connections, utilitarian wall, and roof vents should not be visible from a street. If they are visible, they shall be painted to match siding/roof color. If painting is prohibited by code, a screen is to be provided.
- 03** If used, foundation vents must be cast iron or pvc (simulating wood) on street facing elevations.

Doors

- 01** All doors must be appropriate to the architectural style of the house.
- 02** All exterior doors must be 8'-0" tall except when used with transom.
- 03** Front doors must be wood or ARC approved synthetic material.
- 04** Storm doors are not permitted unless approved by ARC.
- 05** Wooden screen doors will be reviewed on a case-by-case basis.
- 06** All garage doors must have a carriage-style appearance.

Windows

- 01** All windows must be reviewed and approved by ARC prior to use (manufacturer and model). Full size sample windows should be submitted for any window not already approved by ARC.
- 02** Windows may be PVC, PVC-clad, vinyl clad, vinyl, aluminum clad, or equivalent. Other synthetic material may be approved by the ARC, but will be reviewed on a case-by-case basis. All colors and material must be approved by ARC.
- 03** Windows must be specified, including grid configuration, prior to approval.
- 04** All window grids must be simulated or true divided light. GBG's are NOT allowed.
- 05** Window grid pattern must be appropriate to the style of architecture.
- 06** All window "panes" must have a greater height than width.
- 07** All windows on the front façade and the side-street façade on corner lots must have matching grids. Casements are permitted on a case-by-case basis when there is architectural merit.
- 08** Mullions between grouped windows must be at least 4" wide, with 6" mullions preferred on brick facades.
- 09** All windows must have a sill with appropriate material according to the house style.
- 10** All windows within a brick structure must have a precast lintel or a true flat/ jack arch above. Soldier course brick lintels may be used where appropriate. Windows within a wood/ hardi sided home must have appropriate detailing to match the character of the house.

Shutters

- 01** All shutters must appear operable and must have shutter dogs.
- 02** Shutters must be appropriately sized for the accompanying window.
- 03** Shutters must be an appropriate type for the style of architecture.
- 04** Shutters shall be constructed of wood or pre-approved synthetic material. Anodized aluminum louvered shutters will be reviewed on a case-by-case basis.

Dormers

- 01** Dormers must be appropriately designed according to the style of the house.
- 02** Dormers may be gabled, hipped, or shed, depending on the style of architecture.
- 03** All dormers must be accessible from an interior space, either finished or attic space.
- 04** Interior screening is required when dormer is located in attic space.

Columns

- 01** Columns may be painted brick, permacast, Miratec Extira, or wood.
- 02** Columns must be an appropriate material and design for the style of architecture.
- 03** The neck of the column should align with the porch rack beam above.
- 04** All masonry columns or pedestals should be no less than sixteen-inches square.

Chimneys

- 01** Chimneys must be masonry; painted brick or 2-coat cement stucco with a cement finish coat.
- 02** The chimney material should match the material on the house below the watertable.
- 03** No chimney boxes are allowed; if the house has a fireplace, the house must either have a chimney or no exterior protrusion other than a B-vent type protrusion at the site of the fireplace.

Balconies

- 01** All balconies that extend more than twelve inches from the face of the house must have brackets below.
- 02** The use of balconies and balcony design must be appropriate to the style of architecture.
- 03** Balconies must have open railing constructed of wood or iron.
- 04** All balconies must be structurally usable by and accessible to the occupants of the house.
- 05** Balconies may not encroach into setbacks.

Terraces

- 01** Terrace use and design must be appropriate to the style of architecture.
- 02** Adequate drainage and appropriate floor system must be incorporated into terrace design to avoid water problems within the house.

Bay Windows

- 01** All bays that extend more than twelve inches from the face of the house must have brackets below or must have a foundation.
- 02** Bays must consist of only structure, trim, panels, and windows.
- 03** Bay window use and design must be appropriate to the style of architecture.
- 04** Bay windows may not encroach into setbacks.

Decks

- 01** Decks may be constructed of cedar, pressure treated wood, or approved synthetic material.
- 02** Decks are not appropriate at the street front or the side street on a corner lot.

Roofs

- 01** Appropriate roofing materials are GAF Camelot II Designer Shingles in Weather Timber, Galvanized 5V metal, and standing seam (maximum standing seam height 1"). No three tab, torch down, roll roofing, painted 5V metal, or painted standing seam roofs.
- 02** Roof pitch must be appropriate to the style of architecture.
- 03** All residential roof pitches must be 8:12 for the main mass of the house with at least 4:12 for the secondary roof masses. No flat roofs are allowed, however, terraces are acceptable.
- 04** No utilitarian roof penetration (vents, etc.) shall be visible from the street or from the side street on a corner lot. In the event that this is unavoidable, such roof penetrations must be painted to match the roof.
- 05** Skylights may be used if they are flat and are not visible from the street or from the side street on a corner lot.
- 06** Roof overhangs shall be a minimum of 12" on the main mass, 8" on the dormers, and 7" where "zero overhang".
- 07** The use of solar energy producing devices (active and/or passive), cisterns, and personal satellite dishes are entirely subject to the ARC approval, and in all cases must be completely hidden from view from the street and adjacent properties.

Gutters and Downspouts

- 01** Gutters are only allowed directly above a porch or an entrance into the house.
- 02** Gutters are to be used when the eaves have exposed rafters.
- 03** It is preferred that downspouts are located at house corners less visible from the street or to be incorporated into the façade design.

Eaves

- 01** The overhang depth and eave profile design must be appropriate to the style of architecture.
- 02** The eave return profile or profile at the base of a gable pediment should match the rake profile, save for an additional moulding at the top of the rake.

- 03** Exterior eave material may be James Hardie material or equivalent. PVC crown moulding may be used to add dimension to the eaves where appropriate to architectural style.
- 04** “Lamb-chop” eaves are prohibited.

Exterior Lighting

- 01** Landscape lighting is encouraged.
- 02** Eave flood lighting, exterior fluorescent, and/or halogen lighting is prohibited.
- 03** No lighting should be located as to interfere with vehicular traffic or become a nuisance to neighbors by adversely affecting the nighttime environment of adjacent properties.
- 04** Gas lanterns/lighting on entry porches is strongly encouraged.

House Placement on Lot

- 01** House placement must be reviewed by ARC.
- 02** The side setback is 5' from property line as indicated on survey.
No building element may encroach on the side setback.
- 03** The rear setback is 0' to 5' from the buffer line as indicated on survey.

Driveways

- 01** Driveway widths should be a maximum of 18'-0" (16'-0" or less is encouraged).
- 02** Driveway entry from the street should generally be located 2'-0" from the side property lines.
- 03** The maximum driveway width at the intersection of the curb/road shall not exceed 20'-0", and should be a curved or geometric pattern intersecting with the driveway. This cleared area shall be part of the submission for approval as part of the hardscape drawings on the landscape site plan.
- 04** Drive surfaces shall be Oldcastle Coastal, Appian Stone, or 2 piece cobble in Charcoal with rigidly defined parameters.
- 05** Driveways must be submitted and approved prior to construction.

Fences

- 01** All fences and garden walls must be painted brick and be built in a style that is in keeping with the design of the main residence. Fences and garden walls constructed from painted brick in combination with iron (or aluminum), cedar, or painted/stained pressure treated wood will be reviewed by the ARC on a case-by-case basis. No vinyl, EIFS, or PVC is allowed.
- 02** Front yard fences may have a height above grade between 3'-0" to 8'-0". Piers/posts in front yard fences may extend an additional 1'-0" above the height of the walls.
- 03** Side yard or rear fences may have a height above grade between three to six feet. Piers/posts in front yard fences may be 6'-8" maximum. These fences must be set to the front face of the house/porch (unless there is architectural merit to do otherwise).
- 04** Fences may terminate into house wall rather than a column.
- 05** The top of the fence must be level and may step down with the lot topography unless part of design.
- 06** The use of chain link or similar fencing is prohibited.
- 07** Fencing adjacent to property lines is prohibited; fencing must be placed on the property line.

Pools/Pool Cabanas/Pool Enclosures

- 01** Pools must be designed to complement the architectural components of the residence.
- 02** Pools and spas must be in-ground
- 03** Pool coping may not be higher than the finished first floor elevation
- 04** Pools must be surrounded by a fence, which is designed to coordinate with the architectural detailing of the house and meet all applicable building codes
- 05** Pool enclosures may not be free standing and must be located within the building setback lines. The enclosure should preferably be designed as a continuation of the eave line and not appear as an added appendage. The maximum allowable height of screening will be sixteen feet.
- 06** Pool cabanas will be permitted if compatible to the architectural elements of the residence, including roof, and must be situated within the building setbacks. The cabana may not be a dwelling residence, and only a minimal Pullman type kitchen will be allowed. In essence, a "weekend guest cottage" is the only use permitted.

Exterior Paint Colors

- 01** The color palette for RidgeWalk is intended to create a cohesive atmosphere. The following paint color for the main body of the house is required: Sherwin Williams White Dove OC-17 or equal match. Sherwin-Williams White Dove OC-17 or equal match. (SW 7104) is required on all fences and garden walls. The trim and accent colors can be chosen from the following list.

Trim Colors

White Dove OC-17
Black Fox SW-7020
Neutral Ground LRV 70

Accent Colors

Oyster Bay SW 6206
Classic French Gray SW0077
Edge Como Gray NC-173
Medium Gray Stain
Dark Gray Stain
Black Fox SW 7020
Neutral Ground LRV 70

All colors and color combinations shall be submitted to the ARC for approval. The ARC will take into account the combination and intensity of colors, their appropriate use, and the palette of surrounding residences.

- 02** Colors submitted for ARC approval should be complementary to each other. The exterior paint is divided into 3 areas and a maximum of 4 colors are permitted. The areas are:

Body – refers to the main exterior wall surface.

In 3-color paint schemes the body will be all one color.

In 4-color paint schemes the body may be subdivided into two colors.

The body may include the corner boards or the corner boards may be painted the trim color.

Trim – refers to components other than the exterior wall such as columns, railings, fascia, window casing and door frames.

Trim may include the window sashes or the sashes may be the accent color.

Accent – colors are to be used on special components such as shutters, entry doors or flower boxes. In 4 color schemes accents may use 2 colors. (i.e. red door and black shutters).

Planting Code

Introduction

The goal of the ARC is to allow for the sensitive enhancement of the environment by the encouragement of an ongoing planting program which highlights indigenous plant species. While every effort should be made to complement the landscaping of the common area, plant material selections and planting arrangements which keep with the character of the coastal environment will be expected. The HOA (or hired party) will maintain landscaping in the right of ways and private properties.

Submittal Requirements

To ensure that the unique elements which create the visual appeal of the community are preserved and enhanced, and that any proposed vegetative improvements are kept consistent for the benefit of all, a comprehensive landscape plan and plant list will be required for all proposed home site construction projects. The ARC reserves the right to approve or disapprove any such submission, and may at its sole discretion make suggestions or require modifications which may be appropriate to bring the proposed landscape plan into compliance with the Architectural Guidelines of RidgeWalk. The Landscape Plan shall be prepared and submitted to the ARC. No installation work may commence prior to receipt of written approval by the ARC of the landscape documents.

Design Requirements

Design Intent

The general landscape design theme for RidgeWalk is intended to be sustainable and low maintenance, using sufficient plant material to present an established appearance at time of installation. The goal is to have a cohesive look to the landscaping in the front yards, rather than making each lot an autonomous island from lot line to lot line.

Plant Palette

The site is blessed with totally native species; the intent is to keep it that way as development proceeds. This means that future landscape installations will be encouraged to utilize native or indigenous plants with exceptions only as specified in this chapter or as allowed by the ARC. While there are a number of non-native species that thrive in this environment, it is the intent of the ARC to restrict all landscape plantings visible from the roads to species that are indigenous to the site. Any deviation will only be with written approval of the ARC.

Front Yard Landscaping

All front yard plantings visible from the street shall be landscaped with indigenous plant species. Areas enclosed by walls or fences may be planted with adaptable non-native species provided they are not and will not become visible from the street. Areas of turf grass are encouraged as should be shown on the Landscape Plan and approved by the ARC.

Irrigation

It is strongly suggested that developed home sites have an automatic irrigation system utilizing either domestic potable water or water from a shallow well supplied by the lot owner. Domestic water is the preferred choice, since it does not present the iron staining problems often found with shallow well water. No well shall be allowed to cause excessive staining or emit odors deemed to be offensive to the community.

The required use of native plants is intended to minimize the need for irrigation water throughout the neighborhood. Once initial landscaping plantings are established, it is hoped that irrigation systems can essentially be turned off and used only during periods of severe drought. Sod is an exception to this and should be separated out on its own irrigation zone. Sod is an exception to this and should be separated out on its own irrigation zone.

All street rights-of-ways and individual properties should be on an automatic irrigation system operated and maintained by the HOA. The rights-of-ways irrigation will be installed at the same time as the lot fronting that part of the rights-of-way.

Grass

Only Empire Zoysia grass should be planted where visible from the street. The grass for the remainder of the property can be determined on a case by case basis based on site conditions.

Permitted Paving/Path

Oldcastle Coastal, Appian Stone, 2 piece cobble in Charcoal pavers, and mulch are acceptable. The development office should approve the use of other material. All path material should be approved by ARC.

Landscape Lighting

Fixtures, wattage and locations of landscape lighting are subject to review by the ARC.

Uplighting shall be prohibited unless shielded and impact on adjacent properties is minimal.

Plantings:

Groundcovers and Vines

- Agapanthus, *Agapanthus orientalis*
- Asiatic Jasmine, *Trachelospermum asiaticum*
- Boston Sword Fern, *Nephrolepis exaltata*
- Carpet Rose, *Rosa X*
- Conederate Jasmine, *Trachelospermum jasminoides*
- Daylilies, *Hemerocallis spp.*
- Dwarf Gardenia, *Gardenia jasminoides 'Prostrata'*
- Foxtail Asparagus Fern, *Asparagus densiflorus 'Myers'*
- Lantana, *Lantana montevidens*
- Liriope, *Liriope muscarri spp.*
- Mondo Grass, *Ophiopogon japonicus*
- Society Garlic, *Tulbaghia violacea*

Grasses

- Fakahatchee Grass, *Tripsacum dactyloides*
- Fountain Grass, *Pennisetum setaceum*
- Lomandra Breeze, *Lomandra longifolia Breeze*
- Muhly Grass, *Muhlenbergia capillaris*
- Pampas Grass, *Cortaderia sellowiana*
- Sand Cordgrass, *Spartina bakeri*

Large Canopy Trees

- American Holly, *Ilex Opaca*
- Live Oak, *Quercus Virginiana*
- Red Maple, *Acer Rubrum*
- Southern Magnolia, *Magnolia Grandiflora*
- Willow Oak, *Quercus Phellos*

Street Trees

- Live Oak, *Quercus Viginiana*

Flowering Trees

Crape Myrtle, *Lagerströmia indica*

Eastern Red Bud, *Cercis canadensis*

Little Gem Magnolia, *Magnolia grandiflora* "Little Gem"

Saucer Magnolia, *Magnolia soulangeana*

Sweetbay Magnolia, *Magnolia virginiana*

Tree Form Ligustrum, *Ligustrum japonicum*

Accent Trees

Burford Holly, *Ilex cornuta* 'Burfordii'

Dahoon Holly, *Ilex cassine*

Nellie R. Stevens' Holly, *Ilex* X 'Nellie R. Stevens'

Savannah Holly, *Ilex* x *attenuata* 'Savannah'

Southern Wax Myrtle, *Myrica cerifera*

Weeping Yaupon Holly, *Ilex vomitoria* 'Pendula'

Yaupon Holly, *Ilex vomitoria*

Evergreen Shrubs

Aucuba, *Aucuba japonica*
African Iris, *Dietes iridioides*
Boxwood, *Buxus microphylla*
Camellia japonica, *Camellia Japonica*
Cast Iron, *Aspidistra elatior*
Dwarf Pittosporum, *Pittosporum tobira* 'Wheeleri'
Dwarf Yaupon, *Ilex vomitoria* 'Schillings'
Encore Azalea, *Rhododendron* x.
Fatsisa, *Fatsia japonica*
Formosa Azalea, *Azalea indica* 'Formosa'
Gardenia, *Gardenia jasminoides*
Holly Fern, *Cyrtomium falcatum* 'Rochfordianum'
Ligustrum, *Ligustrum japonicum*
Loropetalum, *Loropetalum chinense* 'Plum Delight', 'Purple Diamond', 'Purple Pixie'
Osmanthus, *Osmanthus fragrans*
Pittosporum, *Pittosporum tobira*
Rosemary, *Rosemary officianilis*
Saw Palmetto, *Senora repens*
Sweet Viburnum, *Viburnum odoratissimum*
Podocarpus, *Podocarpus macrophyllus*
Wax Myrtle, *Myrica cerifera*
Yaupon, *Ilex vomitoria*
Podocarpus Pringle's, *Podocarpus macrophyllus* 'Pringle's Dwarf'
Common Nandina, *Nandina domestica*

Deciduous Shrubs

Bigleaf Hydrangea, *Hydrangea macrophylla*
Crinum Lilies, *Crinum* spp.
Dianella, *Dianella tasmanica* 'Variegata'
Knock Out Roses, *Rosa* X.
Oakleaf Hydrangea, *Hydrangea quercifolia*
Philodendron, *Philodendron bipinnatifidum*
Plumbago, *Plumbago auriculata*

Design Review Process

Professional Consultants

In order to ensure a standard of quality architectural design, each house at RidgeWalk is to be designed by a design professional approved by the ARC. Selection shall be made from the current list of approved design professionals. The list will be maintained by the ARC and is subject to change at any time. Applications for inclusion on the approved list may be submitted to the ARC. Applicants should demonstrate experience with house designs similar to the requirements in these design guidelines.

Drawing Submittals

INTENDED FOR “AFTERMARKET” ADDITIONS / RENOVATIONS

Schematic Design

At the discretion of the applicant, schematic design drawings may be submitted to the ARC for preliminary design input and to ensure that the general design concept is compatible with these architectural guidelines.

Preliminary Design Submission

This required submission is to be emailed to president@RidgeWalkHOA.com and include all of the following:

- a. Application form, including building materials and paint color palette. An application form can be obtained from the ARC.
- b. Site plan at minimum 1/8” scale. The site plan shall include all property lines, setbacks, easements, grades, hardscape and structures.
- c. Floor plans at 1/8” or 1/4” scale.
- d. Exterior elevation of each face of the building(s), including indication of material placement and color placement.
- e. Compliance deposit and application fee.

Final Drawings Submission

Plans shall be complete and sufficiently detailed for construction. This required submission shall be signed and sealed by a registered Florida Architect or Engineer. These drawings shall be suitable for permit by Walton County, Florida and shall include 2 sets of the following:

Site Survey

A boundary survey completed by a licensed FL surveyor demonstrating all property lines, setbacks and easements is required for submission. Minimum drawing scale to be 1"=10'. Indicate existing grades and the location and species of all trees with a caliper of 4" or greater (measured 4'-0" above grade).

Site Plan

Minimum drawing scale to be 1"=10' and to indicate:

- a. Driveways, sidewalks, steps, decks and other hardscape items
- b. Grading and drainage plan with any culverts (indicated size and flow direction)
- c. Building footprint and north arrow
- d. Exterior lighting
- e. Contractor staging area
- f. Utility service entry points (water, gas, electric and cable, etc.)
- g. Identify any special site features such as drainage swales, dunes, and adjacent structures
- h. Mechanical equipment with screening
- i. Location of jobsite toilet facility, construction trailer, dumpster

Landscape Plan

- a. Property lines, setbacks and building footprint with all ground floor windows and door openings indicated in relation to plant material
- b. Existing vegetation to be preserved (if any)
- c. Proposed vegetation with a comprehensive landscape layout for all proposed trees, shrubs, and groundcovers
- d. Plant list to identify all proposed vegetation by common and scientific name.
List should include plant quantities and size at time of installation (height, spread or caliper)
- e. Show all hardscape and site mechanical including screening
- f. Irrigation plan for an automatic sprinkler system.
(Irrigation is to utilize domestic potable water in order to establish the plant material).

Foundation Plan

Detailed and dimensioned plan at 1/8" or 1/4" = 1'-0" showing piers and footing locations

Floor Plans

Detailed and dimensioned plans of each level at 1/4" = 1'-0"

Roof Plan

Plan to show all roof materials, slopes, overhang dimensions, and any special features such as roof walks or cupolas

Exterior Elevations

- a. Show each exterior face of the building(s) at scale sufficient to indicate materials and details (typically 1/4" = 1'-0")
- b. Existing and finished grades
- c. Finished floor elevations and total building height
- d. Indicate color placement

Typical Wall/Building Section

Indicate materials, roof pitch and overhang details (Scale is typically 3/4" = 1'-0" minimum)

Details

- a. Columns, porches, rails, balconies, decks or other special features
- b. Doors and windows including casing

Exterior Lighting

Detailed drawings or manufacturer's product literature including drawing or photos, and samples indicating finish(es).

A manufacturer's photo of the finish may be used if it accurately represents the specified finish.

Final Staking

If requested by the ARC at the time of the final submission, the owner or Contractor shall provide a string stakeout of the property boundary and the building/addition footprint with all trees to be removed clearly indicated.

Building Permit

Upon approval of the final plans by the ARC, the owner may submit plans to the Walton County and other agencies for a building permit. The ARC is not responsible for reviewing for compliance with any applicable building codes.

Construction Start

Upon receipt of ARC approval and the Building Permit, and any other required governmental approvals or permits, the owner may begin construction. The ARC may enter the site and make inspection for verification of compliance with the approved plans at any stage during construction.

Construction Completion

Upon completion of construction, the owner shall submit to the ARC the following:

- a. 1 set of As-built drawings
- b. Final Survey certificate by a licensed surveyor
- c. A set of photos of the completed project from each elevation

ARC Approval and return of compliance deposit

Upon certification by the ARC that construction is in accordance with design guidelines, the ARC will issue final written approval and return the appropriate compliance deposit. The ARC will review each request for final approval within 30 days. If approval is refused, applicant must correct deficiencies and reapply for subsequent review.

Design Review Committee

The RidgeWalk Architectural Review Committee (ARC) is established to review plans and specifications for the construction or modification of housing and other improvements in RidgeWalk to administer and to enforce architectural controls.

Initially, the developer or its designee will function as the ARC. When the developer transfers responsibility to the RidgeWalk Homeowners association, the Association will appoint the ARC. This includes covenants, conditions and restrictions plus additional rights, powers and duties for RidgeWalk.

Membership

The developer will appoint the member(s) of the initial ARC. Members may but need not include architects, engineers, or similar professionals.

Reviewer

The ARC may appoint a Reviewer to perform some or all of its functions. The Reviewer may process applications, coordinate with owners, conduct pre-design conferences, review job progress, conduct inspections issue permits and certifications, and perform such other duties as the ARC may direct.

Architectural Objectives

The objectives of the ARC and the design review process include:

- Achieving complimentary landscaping and architecture that blends with the existing environment and adjacent lots
- Enhance the overall appearance and value of RidgeWalk

Application and Compliance fee

Application Fee

Each applicant must submit a non-refundable Design Review fee for new construction of structures or landscaping (\$1,000).

Application Fee for modifications to existing structures, landscapes or plans (\$500).
Checks should be made payable to: Ridgewalk LLC.

Compliance Fee

In addition to the application fee, each applicant must submit to the ARC a compliance deposit to be held in a non-interest bearing escrow account for new construction of structures or landscaping (\$5,000).

For modification of existing structures of landscaping each applicant must submit to the ARC a compliance deposit to be held in a non-interest bearing escrow account (10% of construction cost, not to exceed \$5,000).

The ARC may reduce the compliance deposit for modifications to 10% of the cost of construction. The deposit may be used to: 1) Correct or complete construction of improvements that do not comply with approved plans, specifications, or these guidelines: 2) Clean up the applicant's construction site if the applicant fails in this duty and 3) Pay legal fees and costs incurred to enforce compliance. The deposit does not limit the applicant's liability for non-compliance. In the event of non-compliance, the ARC may apply the applicant's deposit to the cost of enforcement and take necessary steps to obtain reimbursement from the applicant for the balance.

Meetings

The ARC will meet twice a month, as necessary.

Decisions

ARC Factors: The ARC may consider any factors it deems relevant to achieve the architectural objectives and compliance with these guidelines, including harmony of the proposed exterior design with surrounding structures and environment. Decisions may be based on purely aesthetic considerations. Aesthetic determinations are purely subjective and opinions may vary as to the desirability or attractiveness of particular improvements. The ARC shall have the sole discretion to make final, conclusive, and binding determinations on matters of aesthetic

appearance.

Variances: Requests for variances must be in writing to the ARC. Approval of a variance shall not constitute a precedent or waiver of the ARC's right to deny future variances.

Appeals: If the ARC denies an application or approves an application subject to conditions unacceptable to the applicant, the applicant may request a hearing. During the period of developer control of architectural and landscape matters, the decision of the developer, or its designee, shall be final.

Enforcement Powers

The ARC may enter any lot to verify that construction is in compliance with the approved plans. Within 10 days of notice from the ARC, the Owner shall, at his or her own expense, remove any unapproved or non-compliant improvements and restore the property to its original condition or comply with approved plans. If the Owner fails to take timely corrective action, the ARC may enter upon the Owner's lot and remove, correct or complete improvements, and take other action necessary to achieve compliance. The ARC may bring legal action for damages or seek injunctive relief to require the Owner to comply and remove or restore the unapproved improvements. Any violation of the above requirements may not be adequately compensated by recovery of damages and, therefore, the ARC may seek an injunction to restrain a violation or breach. These remedies are cumulative. No delay, failure or omission by the ARC in exercising any right, power, or remedy provided herein shall be construed as a waiver of any right to enforce its rights, powers and remedies. No right of action shall accrue nor shall any action be brought or maintained by anyone whatsoever against the ARC or its assigns on account of any failure to bring any action on account of any violation or breach of the provisions of these guidelines. In all enforcement actions, the prevailing party shall be entitled to be reimbursed for its attorney's fees, prior to or at trial or on appeal, and all reasonable court costs.

Limitations of Responsibility

These Guidelines establish a mechanism for maintaining and enhancing the overall aesthetics of RidgeWalk, and do not create any duty to any person. The ARC is not responsible for: ensuring that every lot and dwelling complies with every aspect of these Guidelines; the structural integrity or soundness of approved construction or modifications; soil conditions or erosion control requirements; performance or quality of work by any contractor, architect, engineer or other person; compliance with building codes and other governmental requirements; or ensuring that every dwelling is of comparable quality, value, or size, of similar design, or aesthetically pleasing or otherwise acceptable to other Owners. An Owner that makes any improvement acknowledges and agrees that: the Developer and its designees and

affiliates, the HOA and its officers, the Board of Directors, the ARC, the Reviewer, the HOA's management agent, any committee, or any member of any of the foregoing shall not be held liable for the approval of, disapproval of, or failure to approve or disapprove any plans; soil conditions, drainage, or other general site work; any defects in plans revised or approved hereunder; any loss or damage arising out of the action, inaction, integrity, financial condition, or quality of work of any contractor or its subcontractors, employees, or agents, whether or not the Developer has approved or featured such contractor as a builder in RidgeWalk; or any injury, damages, or loss arising out of the manner or quality or other circumstances of approved construction on or modifications to any lot.

Additional Information

These Guidelines are intended to provide guidance to Owners and their builders and architects regarding matters of particular concern to the ARC. The Guidelines are not the exclusive basis for the ARC's decisions, and compliance with the Guidelines does not guarantee an application's approval. The ARC has the right to waive any requirements or impose additional or more stringent requirements. These Guidelines may be periodically revised. The most current Guidelines shall apply.