



Rio Vista Community Association, Inc.

P.O. Box 254

St. Michael's MD 21663

A Deed Restricted Community Incorporated in 1954

Brief Overview of the Construction and Architectural Policies of Rio Vista

The Board of Governors for the Rio Vista Community Association (RVCA) encourages property owners in Rio Vista to improve their homes and their properties to maintain and improve the property values in the community. Therefore, a simple one-page form is provided to obtain approval **BEFORE** county permitting is requested. As always, we appreciate your support of this process, and should you have suggestions and feedback for improvement, please contact the Architectural Committee at RVCAarchitectural@gmail.com. Additional forms may be found at www.riovistacom.org/

A **Construction Approval Request Form** (CARF) must be submitted to, and approved by, the Architectural Review Committee (ARC) prior to obtaining county permits for and prior to beginning any new construction, new shed, fence, or renovation involving the change in the footprint or roof line of a structure.

- The ARC approves all Construction and Architectural applications unless there is a serious conflict in which case the homeowner may use the **Appeals Process** below.
- The ARC reviews and considers additions and renovations for the purpose of enhancing a single-family residence. Additions or renovations for the purpose of creating a short-term rental or multi-family use will not be considered.
- With respect to properties within Rio Vista, all requests for variances to the county code must be submitted to and reviewed by the ARC and the full Board of Governors.
- The ARC approves reviews and approves requests for homeowners whose RVCA fees are current.
- **Documentation Required:** CARF, Plat with setbacks and location of improvement, color and style choices (URL or brand/color and brand/style), and outside elevation renderings/construction drawings.
- **New Residential Structures**
 - must contain a minimum of 1200 square feet of heated living space.
 - are limited to a total of 6,000 square feet of heated living space.
 - The height of any structure is limited to 2 ½ stories.
- **Roof pitch** is limited to a minimum of 12/4.
- To maintain the character of the Rio Vista Community, the ARC:
 - Approves requests for:
 - construction of homes, sheds, outbuildings, community free libraries and additions/renovations, that are similar in design and color to surrounding homes.
 - “Green” construction (new or renovation) to include one or more Solar panels and/or Wind-turbine power devices.
 - Disapproves requests for the following:
 - construction of the following styles: ‘A’ Frames, modern, geodesic domes, log cabins/log constructed homes, or structures built on stilts/pilings.
 - large Satellite Earth Station Antennas
 - short-term rental vacation homes or mobile homes/trailers
 - designs that are not suitable or desirable for aesthetic or other reasons
- Setbacks for all structures, including garages, sheds, boathouses, playhouses, or other outbuildings:
 - 25 feet from any road, including paper roads.
 - 10 feet from an adjoining property
 - New homes/renovations, additions and planned structures must conform to setbacks, impervious surface and Buffer Management Mitigation requirements as established by Talbot County/State of Maryland.
 - The placement of buildings or other structures as planned must take into consideration the outlook from the adjacent or neighboring property.
 - When replacing a shed, a CARF is required.

Continued

- **Fences**
 - Limited to six feet high
 - Not to extend past the front line of the house toward the street
 - On the water, not to extend past the back line of the house toward the water
 - The 'front facade' of the fence faces the neighboring property and the street
 - Chain link fences are not approved.
 - When replacing a fence of the *same style and color and in the same location* a CARF is NOT required.
- **Pools**
 - Must conform to county requirements (fencing and pool)
 - Must conform to Rio Vista setback requirements (fencing and pool)
 - Pools on the waterfront are allowed if they have a cover so that a fence to the water is not required.
- **Sheds / Auxiliary Buildings**
 - Either installed or constructed on a property, are considered permanent structures that must meet Rio Vista setbacks and other architectural requirements.
 - Storage and work sheds must be constructed in a style consistent with the construction style of the home.
 - Shed EXCEPTION when the shed is 300 square feet or less. *If the shed is less than 300 square feet, then a 12' 6" setback from the rear property line is allowed*
- **Painting/Shutters/Doors/Roofs**
 - When replacing with the same color and style, a CARF is not required.
 - If changing the color and/or style, a CARF IS required.
- In environmental matters such as driveways, waterfronts, buffer management, mitigation plans, impervious surface requirements, building codes (house construction, electrical and plumbing) and docks, the ARC defers to the appropriate governmental agency.
- Approval by the ARC does not release applicants from local building code requirements including, but not limited to permitting, construction, electrical, plumbing, or other county inspections.
- Revisions to the original approved request should submit copy of original marked "REVISION" and note changes to the original plan.
- Typical approvals take approximately one week.

Handy Reference Guides for Talbot County Code Requirements.

NOTE: RVCA Architectural Guidelines are in some cases more stringent than County Codes. RVCA Guidelines take priority over County Codes (setbacks and fence requirements.) *Please be sure to check with the Permits Office to ensure that you have the latest version, as Building and Environmental Codes are subject to change without notice.*

PERMITTING and INSPECTIONS GUIDES: <http://www.talbotcountymd.gov/index.php?page=Guides>

**For More Information, go to www.riovistacom.org
and click on Architectural Policies**



Rio Vista Community Association Construction Approval Request Form (CARF)

REVISION
Date: _____

Return one copy to the Association with one set of plans showing, front, rear and side elevations, colors and styles identified and a plat showing placement of the structure with respect to property lines. A digital copy of the **Construction Approval Request Form (CARF)** will be returned after action by the Association. Digital copies of this form and construction drawings preferred/accepted. **Please type all information or print clearly.**

PLEASE return the form and required documentation/plans to Barry Burke at RVCAarchitectural@gmail.com

Submitted by	Owner:		Contractor:	
	Mailing Address:		Contact:	
	City, State ZIP:		Address:	
	Phone:		City, State ZIP:	
	Email:		Phone:	
	Date Submitted:		Email:	
Location of the Work				
Location of the Work		Street:	Lot #:	Block:
Estimated Construction Cost		\$	Please check HERE if WATERFRONT <input type="checkbox"/>	
Date Work to Begin:		Estimated Date of Occupancy/Use:		

Type of Modification (Check All that Apply)

- Single Family Duplex Demolition New Construction Solar/Wind Power
- Addition Garage Shed Deck Patio
- Other (describe: _____) Community Free Library

Location on Lot

Front setback: _____ *Minimum 25 feet required* Side setback: _____ *Minimum 10 feet required*
Rear setback: _____ *Minimum 25 feet required*
Waterfront _____ *Placement takes into consideration the outlook from adjacent or neighboring property.*
(see Overview for all Requirements)

Square Footage (Complete if Adding Heated Living Space)

	<i>Current</i>	<i>Proposed</i>
Current Heated Living Space (square footage):	_____	_____
Heated Living Space to be added:	_____	_____
Total Heated Living Space after Construction:	_____	_____
Roof Pitch (new construction only):	_____	_____
Roof Height (limited to 2 1/2 stories)	_____	_____

Siding (Photos acceptable)

Current structure

- Aluminum Siding Vinyl Siding Brick Shingle Clapboard Other: _____

Proposed construction

- Aluminum Siding Vinyl Siding Brick Shingle Clapboard Other: _____

Roofing Material (Photos acceptable)

Current structure

- Asphalt Shingle Wood Shingle Other: _____

Proposed construction

- Asphalt Shingle Wood Shingle Other: _____

I hereby make application for the above stated construction and understand that in addition to this approval, a county permit must be obtained. Revisions to the original plan must be also be approved.

- Yes, I am current with RVCA Dues No, I am not current with RVCA dues, a check is attached

Homeowner (Applicant) Signature

Date

WORK MUST BE STARTED WITHIN 6 MONTHS OF APPROVAL

- For Association Use** Dues Current Dues not current (payment required) Plat/Setbacks & Elevations attached
- ACTION TAKEN:** Approved Approved with modifications Rejected Revision

Signed: _____ Date: _____



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Architectural Review Committee Appeals Process

The Board of Governors has developed the following process for reviewing Appeals dealing with the Architectural Review and Approval Process. Residents are encouraged to resolve issues with the Architectural Review Committee before following this Appeals Process.

1. A Construction Approval Request Form must be completed and submitted to the Architectural Committee.
 - a. The Architectural Review Committee (ARC) may request additional information or deny the request if the Form is incomplete.
2. An Appeal may be heard if the Architectural Review Committee Rejects the request, or Approves the request with modifications *or conditions*,
3. The resident should complete the form below and attach it to the Rejection or Approval with Modification Form signed by the Architectural Review Committee Chairperson.
4. The Form and the accompanying materials should include:
 - a. Signed Construction Approval Request Form
 - b. One set of plans that were submitted with the form
 - c. Completed form below
5. The Form is sent to RVCAarchitectural@gmail.com or by US Mail to the RVCA PO Box.
6. The Committee shall prepare and present the Appeal to the Board of Governors
 - a. "Will Appear in Person" box must be checked below, if you want to present your appeal in person.
 - b. A form must be submitted in advance and you will receive notice of when the Appeal will be addressed.
7. Decisions by the Board of Governors are final.

Submitted by	Owner:		Contractor:	
	Mailing Address:		Contact:	
	City, State ZIP:		Address:	
	Phone:		City, State ZIP:	
	Email:		Phone:	
	Date Submitted to ARC:		Email:	
Location of the Work		Street:	Lot #:	Block:
Estimated Construction Cost	\$	Please check HERE if WATERFRONT <input type="checkbox"/>		
Date Work to Begin:		Estimated Date of Occupancy/Use:		
ARC Action:	<input type="checkbox"/> Rejected <input type="checkbox"/> Approved with Modifications		Date	
			Will Appear in Person	<input type="checkbox"/> Yes <input type="checkbox"/> No
Please provide rationale and documentation to support your Appeal below (attach additional pages as needed):				