

THE ESTATES AT RIVER CROSSING

Driveway Supplemental Guideline

The Association recognized the need to address some of the aging driveways located within The Estates at River Crossing. Below are the only options that the Architectural Committee (AC) may authorize when reviewing any submission request to stamp or paint a driveway.

Please note that the approved style/color does not authorize the stamping or coating of any driveway without preapproval of the AC Architectural Committee. It is the homeowner's responsibility to submit a complete Architectural Committee Submission Request Form and wait for a written approval from AC Architectural Committee, before proceeding with any proposed driveway painting or color coating.

Stamped Concrete

Homeowners who install stamped concrete may only use the "ashlar" pattern.

Shape: The ashlar pattern consists of a combination of different sizes of rectangular and square shapes

Surface texture: It usually has a slate-like texture with a somewhat smooth surface, however it can also have a heavy texture.



Ashlar pattern

Coatings

Driveways may be coated using acrylic, polyurethane or hybrid top coatings which will withstand vehicular traffic and are UV resistant, resists fading, chalking or discoloration.

If an epoxy is used, it must have a polyurethane top-coat to protect it. Driveway coatings must be acrylic, polyurethane or a hybrid coating that are intended for use on concrete driveway surfaces.

Color options must match:

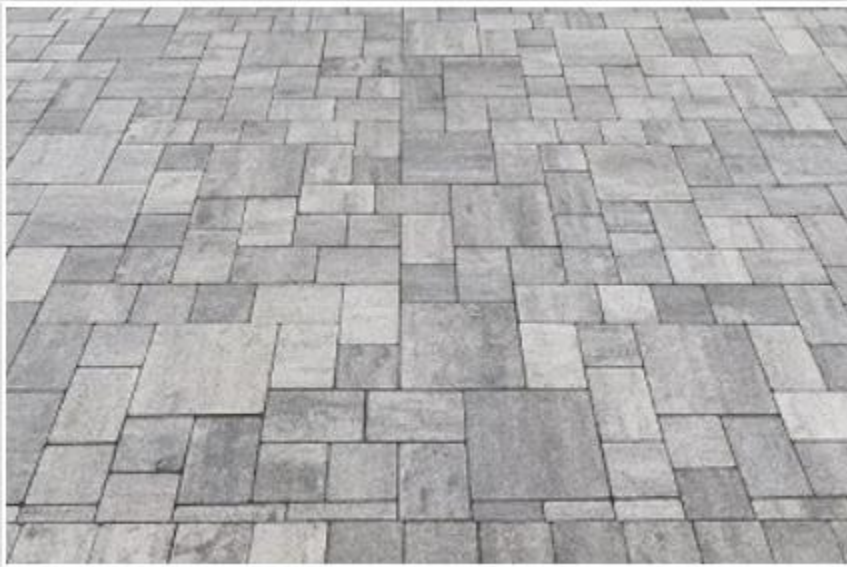
Brand: Sherwin Williams

Colors: 7042 (Pearly White) or 7009 (Shoji White).

Residents may use any manufacturer, as long as the above-noted specifications are met.

Pavers

Homeowners installing pavers must use block style pavers with a minimum thickness of 2 1/2" to 3" inches. The paver design must be the "ashlar" pattern.



Ashlar pattern

Pavers shall be installed using industry and county code standards including any required additional sand or stone particulate base materials. Paver installation shall include the entire driveway (excluding the sidewalk portion) and the lower apron to the street. Pavers must be consistent throughout the job; only one type of design and color of pavers can be used. Homeowners installing pavers on driveways must ensure that the grade is the same as the public sidewalk.