

RIVERHILLS

EDWARDS RANCH, EST 1848



A B O U T

A turn-of-the-century neighborhood in structure, look and feel, Riverhills is a neighborhood unlike any other. A part of the historic Edwards Ranch, Riverhills' idyllic phases of estate homes are situated in the heart of Fort Worth.

With community lawns and gathering spaces found in each phase, Riverhills balances its elegance and quality of architecture with the unparalleled beauty of its natural surroundings. Riverhills has cultivated a neighborhood with spaces for neighbors and families to live, gather and share life experiences.



RIVERHILLS
EDWARDS RANCH 1898

L O C A T I O N

With original trees and magnificent vistas sheltered by the beauty of their natural surroundings, Riverhills proves that a neighborhood can be both idyllic and ideally located.

Each residential phase winds along breathtaking bluffs and past commanding views of the Fort Worth skyline. Yet, within minutes residents can travel to all of the essential Fort Worth destinations, only a few miles from home.



ARCHITECTURAL STYLES

The architecture of the neighborhood is rooted in six prescribed and enduring styles that distinguish Riverhills from other neighborhoods.



DESIGN GUIDELINES

Designed after years of researching some of the most successful and cherished neighborhoods, Riverhills is modeled on the ideals of community and lasting quality, coupled with traditional fixtures and modern sensibilities. The Design Guidelines provide a comprehensive stylistic menu that preserves the integrity, execution, and elegant sophistication of Riverhills.

Our Design Team has made every effort to document, study, and understand the root architectural styles and vernacular architecture found in Fort Worth and surrounding regions. The vision is set to identify the elements and character that compose the wonderful neighborhoods and places recognized today for their value, legacy and desirability in the community.



DESIGN REGULATIONS

| | LOTS UP TO 9,000 SF | LOTS 9,000 - 15,000 SF | LOTS 15,000 - 19,000 SF | LOTS 19,000+ SF |
|----------------------------|------------------------|---------------------------|----------------------------|--------------------|
| MIN. SQUARE FOOTAGE | 2,200 SF | 2,400 SF | 3,200 SF | 3,200 SF |
| MAX. SQUARE FOOTAGE | 3,600 SF | 4,200 SF | 7,000 SF | N/A |
| MAX. LOT COVERAGE | 50% | 40% | 35% | 35% |

** Alley lots are allowed to utilize Riverhills standard wood fence. All other lots will need to utilize black wrought iron or masonry consistent with the character of the residence.*

DESIGN TEAM

The best-in-field builders, architects and landscape designers have been reviewed and selected to make up the Approved Riverhills Design Team.

BUILDERS

| | |
|--------------------|------------------------|
| AG BUILDERS | OLYMPIAN CONSTRUCTION |
| BABEK CUSTOM HOMES | PAUL KELLY |
| BRASWELL HOMES | PERIOD HOMES |
| BROOKS CUSTOM | RAMSEY SHAW BUILDERS |
| HOMES DAN THOMAS | RICK YUILL |
| HOMES DAVID LEWIS | ROBINSON BUILDERS |
| BUILDER HGC | SEBASTIAN CO. |
| HULL HOMES | THE MORRISON GROUP |
| MAXBEN HOMES | V FINE HOMES |
| MIKE FARRIS HOMES | VILLAGE HOMES |
| N.H. SOUTHERN | WESTBRIAR CONSTRUCTION |

ARCHITECTS

| | |
|-------------------------|------------------------|
| ARCHIE CROW | LAKE FLATO |
| BENNETT BENNER PARTNERS | LISA TETERS |
| BERNBAUM-MAGADINI | OVERLAND PARTNERS |
| BLAKE ARCHITECTS | RICHARD DRUMMOND DAVIS |
| CONK ARCHITECTURE | ROGERS-FORD |
| FENDER-ANDRADE | RPGA DESIGN GROUP |
| FLYNN + WATSON | TURNER BOAZ |
| FUSCH ARCHITECTS | V FINE HOMES |
| J WILSON FUQUA | WALTON & WALTON |
| LARRY E. BOERDER | |

LANDSCAPE ARCHITECTS

| | |
|------------------------------|------------------------|
| ARCHIVERDE | ROUNDTREE LANDSCAPING |
| ARMSTRONG-BERGER | SOUTHERN HARVEST |
| DAVID ROLSTON | SOUTHERN LAND DESIGN |
| FOLWKES, NORMAN & ASSOCIATES | SMR |
| MARCUS BOWEN LANDSCAPE | STUDIO OUTSIDE |
| LAMBERT'S | SLM |
| LAND PATTERNS | THE LANDSCAPE ALLIANCE |
| REDETA'S | |

** Subject to change*



ATTRIBUTES

HOA maintained community lawns, gardens, and gathering spaces can be found throughout the neighborhood.

Security in the neighborhood is layered - with security cameras at each entrance and security patrol seven-nights a week.

Riverhills is located near Fort Worth's finest private schools and is a part of the highly desirable Overton Park-McLean-Paschal school pyramid.



FOR SALES + INFORMATION

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WWW.RIVERHILLS1848.COM