

Cobblestone Terrace, HOA

Architectural Review Committee Guidelines

As stated in your Cobblestone Terrace Covenants, any proposed installation, construction, or alteration of any structure within Cobblestone Terrace must be submitted and approved through the Cobblestone Terrace Architectural Review Committee.

Below is a list of examples of what is required to go through the Cobblestone Terrace ARC for approval:

- Exterior antenna of any kind.
- Fences
- Swimming pools and hot tubes.
- All play equipment. This includes: play sets, trampolines, etc. All play equipment must be in the rear of your lot.
- Exterior change/color of property.
- Driveway extensions
- Storage sheds and garages.

The Cobblestone Terrace ARC requires that all projects be completed within sixty (60) days from the construction start date, unless extended by the ARC in its sole discretion. The ARC also requires that you let Superior Management Services know when project is complete. All work is subject to inspection.

Cobblestone Terrace ARC has up to thirty (30) days to review submittals. Any non-approved installation of the above mentioned are subject to fines and/or correction at the owner's expense.

Structures: *Structure shall mean and refer to any temporary or permanent improvement upon the Property, including, without limitation, any building or part thereof garage, shed, covered or uncovered patio, swimming pool, fence, curbing, paving, wall, tree, shrub, sign, paint color, shutters or any other items attached to the exterior of a structure. Also, Structure shall mean and refer to any excavation, grading, fill, ditch, diversion dam or other thing which affects the natural flow or alters the flow of any waters in any natural or artificial creek, stream, wash or drainage channel from, upon, or across any portion of the property.*

- Site plan showing the location of all proposed and existing structures, including building setbacks, open space, driveways, walkways, and parking spaces.
- A foundation plan.
- A floor plan.
- Exterior elevations of all proposed structures and alterations to existing structures.
- Specifications of materials, color scheme, lighting scheme and other details affecting the exterior appearance of all proposed structures and alterations to existing structures.
- Plans for landscaping and grading.

Reminder: *The Cobblestone Terrace ARC may from time to time adopt, promulgate, amend, revoke, and enforce the Guidelines. *

STORAGE SHEDS & GARAGES: Construction, installation or placement of a storage shed, garage, play house or a building separate from the main house must be submitted to the ARC for approval. Sheds must be installed in an inconspicuous location and within the setback lines. *All plans must include:* length, width, height, materials, colors, and location

No signs or other advertising devices are permitted to be displayed. A "For Sale" and a "For rent" sign is permitted with prior written consent of the ARC.

SWIMMING POOLS: Swimming pools (above ground pools not permitted), hot tubs, and portable spas must be reviewed and approved by the ARC before installation. *Swimming pools must be enclosed by an approved fence.*

Fences: All fences on properties require written approval from the ARC prior to being installed.

Approved Fence Type:

Four-foot black aluminum fence

- All fences are required to be set in concrete.
- Fences must be installed along side property lines.
- Rear fence line must be installed 5' from the rear property line.
- 4' walk gate to be installed on rear fence line.

Location:

- Residents are required to have ALL PROPERTY MARKERS located before proceeding with installation and provide documentation from a Licensed surveyor that all property pins have been located, tall staked & flagged.
- If attaching to neighbor's fence, you must have their written approval prior to submitting the ARC application.
- All fences are to be installed on the side and 5' from the rear property lines.

Disclosure:

- All fences installed on an easement of any kind will bear the sole responsibility and cost of removal and reinstalling of fence should access be required. Notice shall be given by at least 15 days prior to needing access for work but in an emergency no notice is required.
- Any fence placed in a utility easement will require a homeowner signoff form to accepting responsibility of removing fence at homeowner cost. If they elect to not install in the easement, they shall place fence on the rear and/or side easement lines. On the side yard easements, they are required to have fence panel facing the roadway to cover the easement area.

PLAY EQUIPMENT: Must be located where it is not visible from private or public right of way.

This includes:

- Play sets- Maximum height of eleven (11) feet. WOOD ONLY.
- Trampolines
- Basketball Goals – All basketball goals need to be submitted for ARC approval. Basketball goals ARE permitted in driveways, adjacent to driveways with pavers underneath, backyards and one goal per cul-de-sac. Basketball goals in cul-de-sacs must not be blocking the street, cars, emergency vehicles or pedestrian traffic. It cannot be on blocks or be run down. The net must be in perfect condition and the base must be

stable and in perfect condition. **Basketball goals are NOT permitted on the street or facing the street** (except for one per cul-de-sac), sidewalk or storm drains.

- Ramps- Rear of property and concealed ONLY.