



ARCHITECTURAL REVIEW BOARD
POLICIES AND GUIDELINES

2017

ARCHITECTURAL REVIEW PROCEDURES

SINGLE FAMILY HOMESITES

The following is an outline of the procedures for plan submissions for single family detached homes. All plans are to be submitted to the Architectural Review Board – Cobblestone Country Club Homeowners Association, 10300 Rookery Way Palm City, Fl. 34990

STEP ONE; REVIEW THE REVELENT DOCUMENT

- A) This Design Review Manuel
- B) The Cobblestone Country club Association Covenants and Restrictions

STEP TWO RETAIN PROFESSIONAL DESIGN CONSULTANTS

Selection of an architect is required of all homesite purchasers and Builders at Cobblestone Country Club. Retaining a landscape architect is advisable if your architect is not specialized in Landscape Design. Have your consultants read and acquaint themselves with the relevant documents.

STEP THREE; BEGIN WITH YOUR ARCHITECT

Discuss your requirements and have the Architect produce sketches illustrating the design concept and showing how the home will be situated on the site. These drawings will be used during the initial review.

STEP FOUR; INITIAL REVIEW

Preliminary plans (four sets) consisting of the following;

- 1) Architectural Review Application
- 2) \$1,000.00 Capital Contribution Construction Fee payable to Cobblestone Country Club Homeowners Association Inc.
- 3) Site Plan (survey) indicating the location of all proposed improvements on the lot, and shall show all existing trees with trunk caliper in excess of 6 inches.
- 4) Preliminary Floor Plan(s)
- 5) Preliminary Exterior Elevations (all sides)
- 6) Preliminary Building sections
- 7) Preliminary Landscape Plan

The ARB will review the application and design documents within thirty (30) days and return one set of plans to the homesite purchaser or Builder with the appropriate comments.

STEP FIVE: MAJOR REVIEW

The homesite purchaser or Builder must submit the final construction plans (four sets signed and sealed by a licensed architect), material samples, and color chips, as follows:

- 1) Final Floor Plan(s)
- 2) Final Exterior Elevations: specifications, materials, color chips
- 3) Roofs: structure, materials, product photos (or samples)
- 4) Fascia and Trim: section details, materials, color chips
- 5) Conceptual Landscape Plan: tree location, materials
- 6) Exterior Doors and Garage Doors: specifications, materials, product photos, color chips
- 7) Patios, Decks, Balconies, Verandas, Porches: specifications, materials, color chips
- 8) Fences/Walls: design details, materials, color chips
- 9) Mechanical Equipment: location, screening details
- 10) Exterior Lighting Details: specifications, product photos
- 11) Driveways: materials, finish, color chips

The ARB will review all design documents and return one set of plans to the homesite purchaser or Builder within thirty (30) days with the appropriate comments.

The ARB may require a field inspection of the rough stake-out showing building corners prior to granting approval.

STEP SIX: SUBMISSION OF PLANS TO BUILDING DEPARTMENT

Following Major Review, the homesite purchaser or Builder may then submit approved plans to the Martin County Building Department, or other such agencies having jurisdiction for required permits.

STEP SEVEN: CONSTRUCTION COMMENCEMENT

Upon receipt of Final Plan approval and building permits, the homesite purchaser or Builder can commence construction. The ARB reserves the right to inspect in the field for compliance during any stage of construction.

STEP EIGHT: FINAL REVIEW

The Owner must submit two sets of the final landscape plans for Final Review sixty (60) days after start of construction.

The ARB will review the plans and return one set of plans to the homesite purchaser or Builder within thirty (30) days with the appropriate comments.

STEP NINE: SURVEY/CERTIFICATE OF OCCUPANCY/CONSTRUCTION DEPOSIT

Upon completion of construction, the following will be submitted to the ARB:

- 1) Final Survey - Certified by Surveyor
- 2) Certificate of Occupancy

STEP TEN: PERMITTING AND INSPECTION

PERMITTING - After final approval by the ARB, the homesite purchaser or Builder will submit only plans which have been stamped approved by the ARB to the County Building Department or other such agency having jurisdiction for required permits.

REVIEWS - The ARB's administrator will perform periodic reviews to ensure compliance with the guidelines and approved plans as follows:

- 1) Prior to any clearing, excavating or filling on a Lot for construction, the homesite purchaser or Builder may be asked to provide a string stake-out of the Lot lines and building lines. All trees to be removed must be clearly indicated. The administrator will review the string stake-out for conformity to ARB approved plans and will approve or disapprove the commencement of construction.
- 2) Prior to placement of permanent improvements, e.g. footing, pilings, slabs, etc., the homesite purchaser or Builder must receive a footing form board inspection approval from the administrator.
- 3) The homesite purchaser or Builder will place batter boards indicating all building areas.
- 4) The administrator, upon the request of the homesite purchaser or Builder will review the batter boards for conformance with the approved plans and will approve or disapprove continued construction.
- 5) At such time as the homesite purchaser or Builder has completed all improvements, including landscaping, in accordance with the plans and specifications approved by the ARB, the homesite purchaser or Builder shall request a final review by the ARB's administrator.
- 6) The administrator will determine if all improvements have been made in accordance with the ARB approved plans and will certify his/her findings to the ARB.
- 7) Upon certification by the ARB's administrator that all improvements have been satisfactorily completed, including landscaping, in accordance with the approved plans and specifications, and after any desired review by the ARB members, the ARB will issue a final approval certificate. No residence within Cobblestone may be occupied by any person until receipt of a certificate of satisfactory completion by the ARB.

ARCHITECTURAL REVIEW BOARD

SCOPE OF RESPONSIBILITY

The Architectural Review Board (ARB) has the right to exercise control over all construction at Cobblestone Country Club. All construction by homesite purchasers or Builders at Cobblestone must be first approved by the ARB. Procedures and requirements for submission to the ARB are detailed in this manual. An application is included at the end of this manual.

MEETINGS OF THE ARCHITECTURAL REVIEW BOARD

The Architectural Review Board will meet as requests are received. Approvals or other responses from the ARB must be made within thirty (30) days of the date of receipt of the request. If the ARB does not meet or fails to respond to a submission made by a homesite purchaser or Builder within thirty (30) days, the submission shall be deemed approved.

MINUTES OF MEETINGS

All decisions of the ARB will be recorded in minutes taken at the ARB meetings. The minutes will include the decisions of the ARB and the rationale behind those decisions. The rationale can be utilized in making future decisions. Plans and specifications will be retained by the ARB as part of the Association records.

ENFORCEMENT POWERS

Should an architectural violation occur, the ARB has the right to injunctive relief to require the homesite purchaser or Builder to stop, remove and/or alter any improvement in a manner which complies with the standards established by the ARB.

Approval by the ARB does not negate the obligation of a homesite purchaser or Builder from receiving any governmental approvals, if required. If such approvals are required and are not obtained by the homesite purchaser or Builder, the ARB and/or the applicable governmental agency may take whatever action is necessary against the homesite purchaser or Builder to obtain compliance.

COMMITTEE MEMBERS

The ARB shall consist of individuals appointed by the Board of Directors of Cobblestone Country Club Homeowners Association. The Association may obtain the services of an architect and/or landscape architect to serve on the ARB.

ADMINISTRATION

The ARB will appoint an administrator to handle the day-to-day responsibilities of processing submissions and coordinating with homesite purchasers and Builders, including the following services:

- Explanation and interpretation of the Design Review Manual.

- Provide ecological information concerning tree, vegetation and marsh characteristics, their value and relationship to new construction.

Provide access to samples, displays and pictorial reviews exhibiting acceptable architectural solutions which exemplify the several Cobblestone architectural styles desired by the ARB.

Provide a pre-design conference to consider existing data relating to a particular homesite, adjacent, nearby or planned homes, easements, setbacks, etc.

Review plans and designs for compatibility with the overall architectural style of the community.

Review job progress, provide ARB inspections and issue applicable ARB certifications.

WAIVER AND ADDITIONAL REQUIREMENTS

This Design Review Manual has been adopted to assist the homesite purchasers and Builders within Cobblestone Country Club and the ARB in connection with the architectural approval process. However, these are merely guidelines, and the ARB will have the right to waive any of the requirements set forth herein, or will have the right to require additional or more stringent requirements as to any proposed improvement, if the ARB deems same appropriate.

ARCHITECTURAL REVIEW BOARD POLICIES

POLICY STATEMENT

Property in Cobblestone Country Club is subject to certain restrictions as defined in the Cobblestone Country Club Homeowners Association's Declaration of Covenants and Restrictions and the requirements contained in this Design Review Manual.

The ARB does not seek to restrict individual taste or preferences. In general, its aim is to avoid harsh contrasts in the landscape and architectural themes of Cobblestone Country Club and to foster thoughtful design so that there is harmony between the residences and their neighboring residences. The ARB intends to be completely fair and objective in the architectural review process and to maintain a sensitivity to the individual aspects of design.

LIMITATION OF RESPONSIBILITIES

The primary goal of the ARB is to review the applications, plans, specifications, materials and samples submitted to determine if the proposed structure conforms in appearance and construction criteria with the standards and policy as set forth by the ARB. The ARB does not assume responsibility for the following:

- 1) The structural adequacy, capacity or safety features of the proposed improvement or structure.
- 2) Soil erosion, uncompaction or unstable soil conditions.
- 3) Compliance with any or all building codes, safety requirements, governmental laws, regulations or ordinances.
- 4) Performance or quality of work of any contractor.

APPLICATION WITHDRAWAL

An application for withdrawal may be made without prejudice, provided the request for withdrawal is made in writing and filed with the ARB prior to the review and/or action on the application.

APPEAL

If an application has been denied, or the approval is subject to conditions which the homesite purchaser or Builder feels are unacceptable, the homesite purchaser or Builder may request a hearing before the full ARB to justify his/her position. After the hearing the ARB will review its decision and notify the homesite purchaser or Builder of its final decision within ten (10) days of the hearing.

VARIANCES

All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions.

CONSTRUCTION INSPECTIONS

Periodic inspections may be made by the ARB while construction is in progress to determine compliance with the approved architectural plans and specifications. The ARB is empowered to enforce its policy, as set forth in the Declaration and this manual, by any action, including an action in a court of law, to insure compliance.

JOB SITE CONDITIONS

- 1) It is required that all construction sites be maintained in a clean and orderly fashion throughout the construction process.
- 2) Lots without units shall also be maintained at all times. Neighboring lots may not be used for the storage or dumping of construction debris, dirt, trash or similar items
- 3) All employees and subcontractors must be registered with Cobblestone Country Club Homeowners Association.
- 4) All construction traffic shall enter Cobblestone Country Club through construction entrance(s) as established by the Association from time to time.
- 5) For security purposes, the homesite owner or Builder are required to furnish a list of all contractors, sub-contractors and employees who are permitted entry into Cobblestone Country Club.
- 6) Construction hours are currently set during 7:00 AM to 6:00 PM six (6) days a week (excluding Sundays and nationally recognized Holidays) but are subject to rules and regulations as published by the ARB from time to time.
- 7) All homesite owners or Builders are required to post and keep on record with the ARB a 24 hour emergency phone number.
- 8) All homesite owners or Builders are required to provide portable restroom facilities on all job sites.
- 9) All homesite owners or Builders are required to provide at least one trash dumpster for every home under construction.
- 10) No flags, banners, or signs will be permitted unless approved by the ARB.
- 11) Infractions of the published construction rules may be cause of a \$500.00 fine per infraction and /or the suspension of a homesite owner or Builder's contractor or sub-contractor from the project.
- 12) All construction must be completed within 12 months from the construction start date.

CONSTRUCTION FEES

All homesite owners or Builders are required to submit a \$1,000.00 Capital Contribution Construction fee to accompany the Application for ARB approval.

DESIGN DOCUMENT CHANGES

The homesite owner or Builder must notify the ARB prior to making any changes to the approved plans. A letter with applicable support data (as required) must be submitted to the ARB for the file. Any major deviations (as solely determined by the ARB) may require full ARB approval prior to commencement of changes.

**COBBLESTONE COUNTRY CLUB
ARCHITECTURAL GUIDELINES**

I. ARCHITECTURAL STYLES

Management at Cobblestone recognizes that the tastes and desires of our home purchasers will span a broad spectrum.

Home elevations will be judged on the basis of their adherence to a quality standard consistent with the overall quality of the community and their consistency with the natural environment.

II. BUILDING POLICIES AND RESTRICTIONS

SIZE – All single family homes shall have a minimum square footage of Air Conditioned Enclosed Dwelling Space of 2,500 square feet on single story homes and 2,800 square feet on 2 story homes. Lots 127 through 160 will have a minimum square footage of 3,000 Air Conditioned Enclosed Dwelling Space.

SETBACKS - Dwelling unit setbacks shall follow the guidelines set forth below; however, each Lot must be specifically evaluated based on its proximity to the preserve areas, lakes, golf course, surrounding structures and existing easements. Variances to these setbacks may be made for irregular shaped Lots.

BUILDINGS	SETBACK	POOLS	ANCILLARY STRUCTURES
FRONT	50 FEET	N/A	N/A
REAR YARD	40 FEET	25 FEET	25 FEET
SIDE YARD	12.5 FEET	N/A	N/A
SIDE YARD ADJOINING STREET	25 FEET	25 FEET	25 FEET
SIDE YARD ADJOINING GOLF COURSE, LAKE, OR WETLAND	25 FEET	25 FEET	25 FEET

Specific setbacks will be established for Lots less than 110 feet in width or 200 feet in depth as established by the final plat.

No construction may occur nor fill placed within twenty (20) feet of a designated marsh.

Minimum natural or landscaped space of forty (40%) percent of Lot is required.

HEIGHTS - Maximum height of approximately thirty-five (35) feet above finish floor to ridge line (excluding chimneys, etc.) Minimum finished floor elevation will vary depending on Lot.

III. EXTERIOR WALL FINISHES – Acceptable exterior finishes include stucco, coquina block (coral), brick, limestone or a combination of these materials. Unacceptable exterior materials include asphalt siding, metal siding, cement board siding, unfinished concrete or concrete block, log siding, plastics, simulate or imitation materials (rock, brick, ect.) The use of plywood is also prohibited.

IV. WINDOWS – No silver or mill finish windows will be permitted. Metal windows must have anodized or approved factory applied color. Tinted glass is acceptable, but reflective material is not allowed.

V. SHUTTERS AND AWNINGS – Wood shutters and approved hurricane shutters are permissible (roll-down hurricane shutters are permitted if completely concealed from view.) Limited use of canvas awnings is permitted with prior approval.

VI. ROOFS – Minimum roof slope is to be 6/12. Flat roof areas are acceptable in minor areas (not to exceed 15% of roof area.) Acceptable roof materials include cedar shake and cement tile. In the event some other material for roofing is submitted the approving party in its sole discretion can approve or deny its use. Asphalt shingles, wood composition and imitation wood will not be permitted. No raw aluminum or galvanized flashing is permitted. No TV antennas will be permitted.

VII. SOLAR DEVICES - Are permissible only on side or rear elevations and not visible from the street.

VIII. CHIMNEYS – All exposed surfaces of chimneys should be of the same elements approved for exterior wall finishes set forth in paragraph entitled EXTERIOR WALL FINISHES .

IX. OUTDOOR LIGHTING – Must be provided for safety and security. Lighting must be located so as not to interfere with vehicular traffic or become a nuisance to neighbors. All driveways will be required to have a minimum level of photocell-controlled lighting at or near the street in front of the residence.

X. GARAGES – All garages must accommodate at least two cars and a golf cart. All garages shall have side entries unless otherwise approved by the approving party. Garage doors must be electronically operated. Carports are not permitted.

XI. DRIVEWAYS - Driveways must be paved with a hard surface such as pavers, exposed aggregate or stamped concrete. Asphalt is not an acceptable material. Driveway widths may be (12) feet from road edge to at least (30) feet inside property line, before widening for on-site parking or their uses. Driveways may be located up to (5) feet from side property lines. Driveways must be located to avoid existing trees wherever possible. Homeowner installed pipes in swales at driveway crossovers will have approved cement caps.

XII. UTILITIES – Air conditioning equipment must be located in the side or rear yard and must be screened by an approved wall or landscaping. Irrigation wells must be a depth suitable to produce clear water. All wells must be approved by the ARB.

XIII. POTABLE WATER – All houses must use well water. Each homesite must provide a well individually. It is strongly recommended that a purification system is installed.

XIV. SEPTIC SYSTEMS – All houses must utilize septic systems. Septic fields are not permitted within seventy-five (75) feet of any water body, including wetland areas.

XV. FENCING AND WALLS – All fences and walls shall be of a decorative character to match the architecture of the home. The maximum height of any fence or wall will be five (5) feet. Fences may not be placed closer than twenty-five (25) feet from the rear property line. The Board in its sole discretion may require that MATURE hedge material be planted on the exterior of the fence. Chain link fences are not permitted. Lanais may extend to a height of six (6) feet, and contain the same architectural finish as the exterior walls or trim. Lanais may be built adjacent to bath areas or as enclosures for spa or sundeck areas.

XVI. POOLS – The outside edge of pool coping may be located no closer than twenty-five (25) feet to the rear Lot Lines; and on the side, must adhere to the same setbacks as prescribed for the home. Open pools must be fenced with anodized aluminum fencing or other fencing material matching the architectural elements of the home. Pool cabanas will be permitted if matching the architectural elements of the home, (including roof), and must be situated within the pool setbacks established for the homesite. No above-ground swimming pools, spas, or the like shall be installed.

XVII. SCREEN ENCLOSURES – Screen enclosures must be located within the ancillary setback requirements and may not be visible from the front of the home. No raw aluminum screening or framing shall be permitted. All colors are subject to approval by the ARB.

XVIII. MAILBOXES – All mailboxes must conform to a standard design and or specification to be provided by the ARB. Mailboxes shall be supplied at a cost to the owner or Builder. Each owner or Builder shall be required to run electrical line to mailbox for sensor controlled light.

XIX. SIGNAGE – Only Builders identification signs will be permitted, which must conform to a standard design or specification to be provided by the ARB.

XX. ANCILLARY STRUCTURES – Many homesites are large enough to accommodate guest cottages, gazebos, cabanas and detached garages. If built, the ancillary structures must be located within the side or rear setbacks and match the architectural details of the home. Roofs and exterior walls must duplicate the main house in both design and color.

XXI. LANDSCAPING

INTENT - It is the desire of the Cobblestone CC to maintain a natural highly manicured style of landscaping throughout the community.

LANDSCAPE DESIGN – Landscape plans must be prepared by a landscape professional, and must include a colored sketch of all elevations.

TREE PRESRVATION – The Developer has gone to great lengths to protect the existing trees on the residential lots. The ARB will closely scrutinize site plans to insure all trees with a caliper in excess of six (6) inches diameter (measured four (4) feet above the existing grade) not located on the foundation site or driveway, will not be harmed during construction process. Prior to clearing or filling a lot, trees to be removed must be flagged and approved for removal by the ARB.

PLANTING – All plant material must conform to the approved plant list located at the end of this section. Floratam or Bahia grass may be planted in all front yards. In the rear yards of those Lots bordering Golf Course and /or lakes, both Floratam or Bahia are permitted. Only Bahia grass is permitted for all rear yards bordering the marsh.

A maximum of two driveway cuts must be approved by the ARB in the front easement. It will be the responsibility of the property owner to complete the landscaping in this easement area and the maintenance of such landscaping.

Minimum landscape standards, rather than a dollar standard, shall apply to all landscaping plans. The type of Lot (wooded, semi-wooded or open) shall be indicated to the homesite purchaser or Builder at purchase of the Lot.

The following chart indicates the minimum standards by Lot type.

MINIMUM LANDSCAPE REQUIREMENTS	WOODED SITE	SEMI-WOODED SITE	OPEN SITE
LARGE TREES	10	15	20
SMALL TREES & ACCENT PLANTINGS	10	12	15
SHRUBS AND GROUNDCOVERS	800	900	1000
APPROXIMATE COSTS DEPENDING ON SIZE/MATURITY AND PLANTINGS	8-10K	10-12K	12-15K

NOTE: QUANTITIES FOR SHRUBS AND GROUNDCOVERS HAVE BEEN DETERMINED FOR 3 GALLON MATERIAL, ALTHOUGH 1 GALLON MAY BE SUBSTITUTED AS FOLLOWS:

2 - 1 GALLON CONTAINERS = 1 - 3 GALLON CONTAINER

IRRIGATION - All landscaped areas must be served by an underground automatic sprinkler system. In the case of homesites bordering the marsh, only well water shall be used for irrigation in the rear yards. No sprinkler shall encroach upon the twenty-five (25) foot rear buffer zone.

GRADING AND DRAINAGE - No bulldozing or clearing shall commence without prior approval of ARB. Fill shall not be deposited at any location without prior approval and staking out of the fill areas on the site. Surface drainage shall be such so as not to adversely affect neighboring properties or interfere with natural drainage. Paved areas shall be designed so that surface water shall be collected at intervals in a manner that will not obstruct the movement of vehicular or pedestrian traffic and will not create puddles or ponding in paved or swale areas.

No draining or depositing of water or other foreign substances into any body of water shall be permitted.

APPROVED PLANT LIST

TREES

<u>Species</u>	<u>Min. Size</u>	<u>Common Name</u>
Acer rubrum	10'	Red Maple
(1) Citrus	6'	(approved locations)
Coccoloba diversifolia	8'	Pidgeon Plum
Coccoloba uvifera	8'	Seagrape
(1) Cupianopsis anacardioides	12'	Carrotwood
(1) Eriobotrea japonica	12'	Loquat
Ilex cassine	8'	Dahoon Holly
Ilex cassine myrtifolia	8'	Myrtle Dahoon Holly
Ilex vomitoria	8'	Yaupon Holly
Ilex opaca	8'	American Holly
(1) Ligustrum lucidum	8'	Glossy Privet
Magnolia grandiflora	8'	Southern Magnolia
Myrica cerifera	8'	South Wax Myrtle
Pinus elliottii	8'	Slash Pine
Pinus palustris	8'	Longleaf Pine
(1) Podocarpus gracilior	8'	Weeping Podocarpus
Prunus caroliniana	8'	American Cherry Laurel
(1) Psidium cattleianum	8'	Cattley Guava
Quercus laurifolia	12'	Laurel Oak
Quercus nigra	12'	Water Oak
Quercus virginiana	12'	Live Oak
Taxodium distichum	8'	Bald Cypress

PALMS

(1) Chamaerops humilis	36"	European Fan Palm
(1) Cycas revoluta	24"	Dwarf Sago
(1) Livistona chinensis	36"	Chinese Fan Palm
(1) Phoenix roebelenii	36"	Dwarf Date Palm
(1) Raphis excelsa	48"	
(1) Serenoa spp.	24"	
(1) Trachycarpus fortunei	36"	

NOTE: The following plant material listed under shrubs,
groundcovers and vines, shall be Florida Number 1
or better.

SHRUBS

(1) Aspidistra elatior		
(1) Cassia spp.		
(1) Coontie		
(1) Coffea arabica		
(1) Chrysobalanus icaco		Devilwood (Coco Plum)
(1) Eugenia spp.		Eugenis

APPROVED PLANT LIST

SHRUBS (continued)

<u>Species</u>	<u>Common Name</u>
(1) Feigoa sellowiana	
Ilex glabra	Gallberry
(1) Jasmine simplicifolium	Wax Jasmine
(1) Lantana spp.	
(1) Lagerstroemia indica	
(1) Liriope spp.	
(1) Ligustrum lucidum	Glossy Privet
(1) Photinia glabra	
(1) Pittosporum spp.	
(1) Podocarpus macrophyllus	Yew Podocarpus
(1) Polypodium phymatodes	
(1) Raphiolepis indica	Indian Hawthorn
(1) Rhododendron spp.	
(1) Shore juniper	
(1) Thyralis	
(1) Viburnum odoratissimum	Sweet Viburnum
(1) Viburnum suspensum	Sandankwa Viburnum
Yucca elephantipes	Soft-tip Yucca
Zamia floridana	Coontie

GROUNDCOVERS

Jasmine sp.	
Liriope	
Moreth sp.	Iris
Nephrolepis exaltata	Sword Fern
Ophiopdeon nypelines	Mondo Grass

VINES

(1) Allamanda cathartica	(approved locations)
(1) Antigonon leptopes	
(1) Bougainvillea speces	(approved locations)
(1) Hedera helix	Ivy
(1) Trachelospermum jasminoides	Confederate Jasmine

(1) DENOTES THAT THESE SPECIES MAY NOT BE PLANTED IN THE REARS OF GOLF COURSE LOTS.

INSTRUCTION SHEET/ARCHITECTURAL DOCUMENTS

In order to provide a systematic and uniform review of the proposed construction, architectural documents are required. Please refer to Architectural Review Procedures: Single Family Homesites in this manual to determine whether the architectural documents, as outlined below, are required for Initial Review, Major Review or Final Review.

SITE PLAN

Scale 1/8 inch = 1 foot
Property lines/Setbacks with dimensions/Adjacent improvements indicating windows and doors
Easements and rights-of-way
Driveways, sidewalks, walkways, fences and walls, access street(s), parking
Culverts and swales
Drainage Plan
Paving Plan
Grading Plan
Foundation outline, roof drip line and entry areas
Pools, decks, patios
Existing grade/finished floor elevations
North Arrow and direction of prevailing winds
Mailbox location
Existing trees with six (6) inch caliper

EXTERIOR ELEVATIONS

Scale 1/4 inch = 1 foot 0 inches
Sides, Rear and Front elevations
Doors, windows, fences, mechanical equipment

BUILDING SECTIONS

Scale 1/4 inch = 1 foot 0 inches
Detail wall sections
Detail roof sections, pitch, type

EXTERIOR COLORS/FINISHES/MATERIALS

Specifications
Manufacturers/models (if applicable)
Product samples/photos
Color chips

LANDSCAPE PLANS

Scale 1 inch = 20 feet
Topography
Drainage Patterns
Easements and rights-of-way
Driveways, sidewalks, walkways
Plant material - quantity, botanical & common name, size
Sod

LANDSCAPE PLANS (continued)

Street trees
Exterior lighting
Irrigation

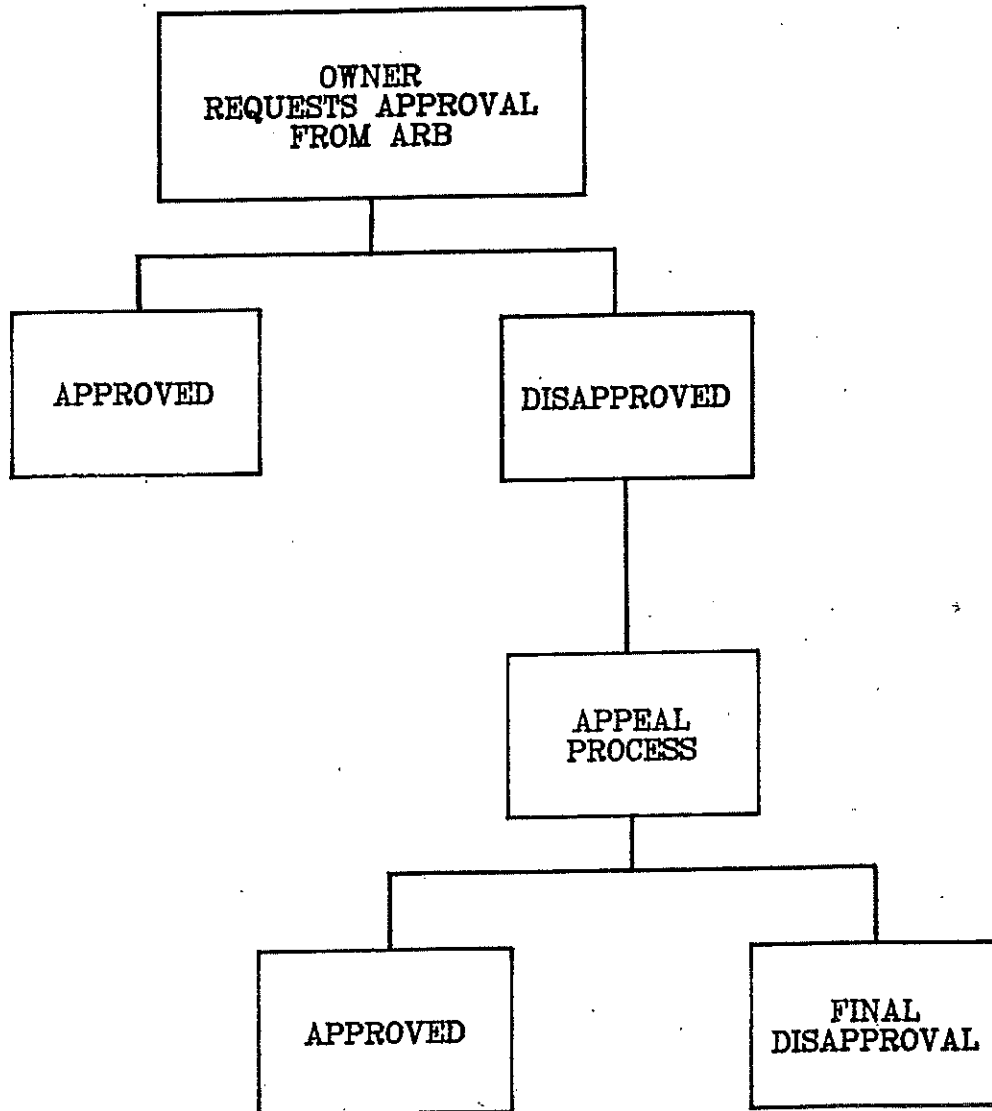
FINAL SURVEY

Lot corners
Dwelling corners
Driveways and driveway aprons
Sidewalks and walkways
Pools, decks, patios
Fences
Easements and rights-of-way
Elevations for finished ground floor, sidewalks, swales and driveway aprons

ARCHITECTURAL REVIEW PROCESS

The review process is described briefly below and is graphically illustrated in the chart at the end of this section of the manual.

- * The homesite purchaser or Builder makes application to the Architectural Review Board (ARB). A sample application is included at the end of this section.
- * A member of the ARB views the location of proposed improvement prior to the meeting of the Architectural Review Board.
- * The ARB decision is based on a simple majority.
- * The ARB confirms or takes exception to the application within thirty (30) days and the homesite purchaser or Builder is notified that the application has been approved, approved with stipulations, or disapproved. Reasons for disapproval are cited. If the Architectural Review Board does not contact the homesite purchaser or Builder within thirty (30) days, the application is deemed to have been approved.
- * In some cases the ARB must disapprove an application as a deferral because the application inadequately describes the requested change or because the ARB wants a second opportunity to visit the Lot before making its decision.
- * If the application has been disapproved and the homesite purchaser or Builder does not understand the ARB's comments or concerns, the applicant should contact the ARB office.
- * In the majority of cases involving minor problems, the ARB's concerns and suggested solutions can be clarified for the applicant. A revised application may then be submitted and reviewed in the same fashion as the initial application.
- * The homesite purchaser or Builder may also make a personal presentation to the ARB to discuss the application.
- * If the application is still disapproved at this time, or if the homesite purchaser or Builder does not wish to make an informal appeal to the ARB, a formal appeal in writing may be made to the ARB. This request must be made within thirty (30) days of the date on which notice is given of a decision of the ARB denying a requested approval.
- * The formal appeal involves a thorough review by the ARB of the individual application. The ARB's decision is based on a simple majority. The applicant is informed of the ARB's decision within thirty (30) days of the date on which the ARB received written notice of the appeal.



COBBLESTONE COUNTRY CLUB HOMEOWNERS ASSOCIATION
REVIEW BY THE ARCHITECTURAL REVIEW BOARD

COBBLESTONE COUNTRY CLUB HOMESITES
ARCHITECTURAL REVIEW APPLICATION

DATE: _____

TO: Chairman. Architectural Review Board

BUYER
OWNER

Name _____

Street _____

City _____ State _____ Zip _____

BUILDER:

Name _____

Street _____

City _____ State _____ Zip _____

ARCHITECT:

Name _____

Street _____

City _____ State _____ Zip _____

LANDSCAPE
DESIGNER:

Name _____

Street _____

City _____ State _____ Zip _____

LOT #: _____

This application is being submitted for:

Check One

Initial Review

Major Review

Final Review

Has floor plan been previously approved for another Lot? _____

If yes, for which Lot? _____ Is elevation style substantially different? _____

Check One

Air Conditioned Space (1st floor)

Air Conditioned Space (2nd floor)

Total Net Sq. Ft.

Covered Porches/Entries/Etc.

Garage

Other: _____

Total Gross Sq. Ft.

GENERAL INFORMATION

Lot Dimensions: _____

Lot Sq. Ft.: _____ Stories: _____

Bedrooms: _____ Baths: _____

Height from Slab: _____

Finished Floor Elevation: _____

Site Plan (with setbacks): _____

Landscape Plan: _____

Roof Plan: _____

EXTERIOR FEATURES

COLOR/FINISH

DESCRIPTION

Driveway

Entry Walk

Siding

Stone

Brick

Stucco

Shutters

Windows

Window Trim

Entry Door

Glass Sliding Doors

French Doors

Garage Door

Roofing

Fascia

Soffit

Gutters

Chimney

Screening

Porch/Patio/Deck/Balconies

Pool Deck

Privacy Fencing/Walls

Planters

NOTE: Include color chips, materials, samples of color product photos, etc. with application.

The preceding application is submitted for review by the Architectural Review Board. Required design documents are attached.

Submitted by:

Title: _____

Firm: _____

Date: _____

* * * BOARD USE * * *

Date Received: _____

The Architectural Review Board has reviewed the foregoing application and rendered the following decision:

_____ Approved
_____ Approved with Limiting Conditions
_____ Denied

Comments (recommendations):

Limiting Conditions (binding provisions):

Chairman/Architectural Review Board

Date: _____