

Cobblestone Subdivision

Architectural Standards and Guidelines

These Architectural Standards adopted by the ARC shall be in addition to the provisions and requirements set forth in the Cobblestone Subdivision - Declaration of Covenants, Conditions and Restrictions, and shall be binding upon and enforceable against all Owners.

Article 1. BUILDING POLICIES AND RESTRICTIONS:

Article 1.1. Cobblestone Creek Building and Setback Requirements: The ARC, Developer and Association have the authority, as established in the Covenants and Restrictions, to grant variation to the building setback restrictions. The ARC will consider an exception if strict adherence to the setback restrictions has a detrimental effect on privacy, view, preservation of trees, vegetation, etc. A granted variance does not set any precedent and all requests shall be reviewed on an individual case-by-case basis.

Article 1.2. Heights: In effort to maintain the desired residential scale of **Cobblestone Creek**, all single-family homes shall be limited to; **two and one-half (2 1/2) stories** and **35 Feet** in height above finished grade excluding chimneys, except on specified lots where a maximum height of **40 Feet** is permitted. The ARC encourages the use of dormers and other varied roof lines to reduce the massiveness of roofs.

Article 1.3. Site Clearing Approval: Prior to site clearing the dwelling and driveway must be staked out and all protection barriers in place. Prior to site clearing, a member of the ARC and the owner or his representative must meet on the site to approve the layout.

Article 1.4. Minimum and Maximum Living Space: Minimum and Maximum Living Space requirements for heated and cooled living areas of a single family, residential dwelling, by Lot type shall be as follows:

Article 1.4.1. Lot Type 1: A minimum of **one thousand four hundred (1,400)** square feet up to a maximum number of square feet determined by a floor area ratio of **forty-five percent (45%)**.

Article 1.4.2. Additional Regulations: In addition to the restrictions set forth in these Architectural Standards and the Declaration of Covenants, Conditions and Restrictions of **Cobblestone Creek**, the (a) ARC shall have the right, in its sole discretion, from time to time and at any time to adopt, modify and amend the Architectural Standards in order to impose such other, further or different requirements or restrictions which shall be binding on all Owners, Lots and Dwellings, including the adoption of additional or more specific requirements and restrictions governing the improvement and use of any Lot or Dwelling, and (b) Board of the Association shall have the right from time to time and at any time to adopt, modify and amend such rules and regulations as the Board, in its sole discretion, determines to be in the best interests of all Owners, which rules and regulations shall be binding on all Owners, Lots and Dwellings.

Article 2. DESIGN STANDARDS:

Article 2.1. Architectural Façade: Many of the dwellings in **Cobblestone** will be viewed from multiple sides and angles particularly if the lot is located on a corner. It is therefore important that all elevations of the dwelling be architecturally consistent and visually interesting.

Article 2.1.1 Long, blank, or otherwise uninteresting walls will not be permitted and must be broken up with windows, breaks in wall planes, added detailing such as moldings, garden walls, etc. Common exterior building materials should be used in creating consistency.

Article 2.1.2 Window walls or expansive panes of glass are discouraged. Large windows should be divided with muntins, or grilles unless this is incompatible with the architectural design.

Article 2.1.3 Elevation quality, character and content should be continued on all sides. Rear and side elevations shall have similar aesthetic interest as front elevations.

Article 2.1.4 The use of roof structures such as dormers, offsets, overhangs, porte-cocheres, bay windows and entry courts is encouraged to create architectural interest.

Article 2.2. Accessory Structures:

Article 2.2.1. Mailboxes: All mailbox designs must be approved by the ARC. Mailbox location and height must conform to postal service regulations.

Article 2.2.2. Equipment Storage Areas: All trash receptacles must be screened from all views with a service court. The court must be a minimum of 4' high and shall be a material compatible with the dwelling. The opening must be screened from view with plant material.

Article 2.2.3. Fences: Chain link, vinyl coated, wire, stockade and split rail fences are prohibited. Other types of fencing may be permitted with ARC review and approval. All walls and fences must be designed to be compatible with the dwelling. Dog runs must tie in with the architecture of the dwelling. Fences may be used to enclose service areas, patios, pools, or other approved areas. Fences, walls, and hedges are not permitted to define property lines.

Article 2.2.4. Exterior Decks, Screens and Screen Enclosures: Decks, screens and screen enclosures shall be designed to be compatible and integrate with the architectural design of the dwelling. Screen enclosures should be designed so as not to encroach or impair views of adjoining dwellings and shall tie in aesthetically with the dwelling. Screen enclosures shall be a maximum of **one and one-half** story in height, unless building architecture requires a two-story enclosure. Tree protection barricades shall remain throughout construction of all pools, spas, decks, etc

Article 2.2.5. Garages: Garage doors shall be wood or metal and painted to be compatible with the dwelling. A maximum **four (4)** car garage is permitted. A minimum **two (2)** car garage is allowed. Carports are not permitted. Garage doors shall be paneled or applied with lapped board siding. Detailing of garage doors must be included in the submission package.

Article 2.2.6. Basketball Goals, Play Structures, Flagpoles: Basketball goals, play structures, and flagpoles must be approved by the ARC, with the intent of being located unobtrusively. Landscaping may be required to screen these structures from the street, adjacent lots, etc. Basketball backboards shall be clear Plexi-glass.

Article 2.2.7. Arbors and Trellis Structures: Exterior features such as arbors and trellis structures are encouraged. Design and location shall be approved by the ARC.

Article 2.3. Foundations:

Article 2.3.1 All finish floor elevations shall be the minimum required by **Moberly, Missouri**. If the aesthetics of the lot warrant, the ARC may require the contractor to establish a higher finished floor elevation. Owners shall use stem walls with back filling. Filling around the base of the foundation should be minimal. Lots shall remain at natural grade when possible.

Article 2.3.2 If a wood floor or crawl space is used, ventilation openings shall be covered with appropriate grading, wood louvers or lattice painted to coordinate with the trim or exterior house color. All concrete block foundation walls shall be covered with stucco or material compatible with other exterior materials.

Article 2.3.3 Exposed concrete masonry units, or block walls, are not permitted.

Article 2.4. Roofs:

Article 2.4.1 The minimum recommended pitch for all major roof structures is **7/12**, or consistent with the architectural style of the dwelling. The ARC encourages the use of gable and hip roofs to break up the expanse of major roof planes.

Article 2.4.2 Flat roofing is acceptable at only **10%** of the roof area, connecting with the pitched roof at majority of the dwelling. All connecting roofs shall be of a material compatible with the roofing of the main structure. Detached garages are not permissible, though garages designed to connect with primary dwelling via breezeway are permitted, provided architecturally compatible with the main structure.

Article 2.4.3 The ARC recommends a minimum of 12" overhang and 2" x 6" fascia treatment for all dwellings. The ARC encourages all screened porches, pool enclosures, decks, etc. to be designed as an integral part of the main structure, and compatible with the overall architectural style. The slope of roof, on these structures shall be similar to that of main dwelling. It is recommended that enclosures be designed as extensions of the dwelling. Screened enclosures shall be compatible with the colors of the main structure.

Article 2.4.4 Roof attachments such as lightning rods, weathervanes, etc. must be approved by the ARC.

Article 2.4.5 All vent stacks and roof vents shall either be painted to match the roof color or placed in a rear area of the roof. Flashing shall be painted metal whenever appropriate; no raw aluminum, or galvanized flashing is allowed where visible. All fireplace vents must be covered with a material compatible with the dwelling and approved by fireplace manufacturer.

Article 2.4.6 Solar collection or water heating roof panels must be reviewed by the ARC.

Article 2.5. Antennas, Etc.: No antennas, aerials, discs, dishes or other devices for the transmission or reception of radio or television signals or any other form of electro-magnetic radiation or communication shall be in front yard, with location being approved by ARC prior to being erected, constructed, installed, used or maintained on any lot.

Article 2.6. Chimneys: All chimneys shall be designed to be compatible with the design and color of the dwelling. The exterior of all chimneys shall be constructed of either brick, stone, stucco, or synthetic plaster. No cantilevered chimneys, or chimneys with siding shall be permitted except that chimneys on the rear of a dwelling may be constructed with siding, provided it is not visible from the street. If a fireplace utilizes a metal spark arrestor or other metal venting apparatus at the top of the chimney, then a painted metal cowling or surround shall be installed atop the chimney. All metal or other materials placed on top of or around a chimney shall be painted to blend with the color of the roofing material used for such Dwelling and approved by the ARC.

Article 2.7. Exterior Colors: The ARC shall review and approve all colors proposed for the exterior building materials, façade, and roof. Colors shall blend with the natural environment and the structures in the immediate vicinity. Color samples must be submitted for approval prior to final plan approval.

Article 2.8. Driveways:

Article 2.8.1 All driveways and walks shall be broom finished concrete.

Article 2.8.2 Driveways must be compliant with city setback requirements.

Article 2.8.3 Garage and driveway locations are discouraged from being next to each other on adjacent lots.

Article 2.8.4 City Sidewalks, along street frontage are required.

Article 2.9. Exterior Materials and Finishes:

- Article 2.9.1** Wood lap and vinyl siding, brick, stucco, cement board and stone are acceptable exterior finishes.
- Article 2.9.2** Wood trim shall be high quality finish, grade, stained or painted. All colors, styles, etc., shall be submitted for ARC approval.
- Article 2.9.3** All exterior building materials, finishes, and colors shall be approved by the ARC. Exposed, or uncovered, regardless of whether painted or not, concrete or concrete masonry block shall not be permitted as exterior finish of any building, structure or wall unless approved by the ARC.
- Article 2.9.4** No wooden steps or stoops shall be allowed on the front or side of any dwellings, unless approved by the ARC.

Article 2.10. Exterior Metals: Bare metallic surfaces (vents, pipes, gutters, flashing, etc.) should be painted or covered from view consistent with the general exterior architecture design of the dwelling and should be located along the rear roof line whenever possible.

Article 2.11. Windows, Window Treatments and Doors:

- Article 2.11.1** Reflective glass shall not be permitted on the exterior of any Dwelling. No foil or other reflective materials shall be installed on any windows or used for sunscreens, blinds, shades or otherwise.
- Article 2.11.2** Cantilevered bay windows shall be reviewed by the ARC. Burglar bars nor wrought iron doors shall not be permitted. Prefinished, painted storm doors shall be permitted.
- Article 2.11.3** Appropriate window treatments shall be used on all windows.

Article 2.12. Swimming Pools and Tennis Courts: With prior written approval of the ARC, swimming pools, outdoor hot tubs, reflecting ponds, saunas, whirlpools, lap pools and tennis courts may be constructed, installed, and maintained on any Lot or dwelling. The ARC shall have the right to adopt further rules and regulations governing the construction of swimming pools, other outdoor water features or amenities and tennis courts within the Development.

Article 2.13. Exterior Lighting: All exterior lighting plans shall be submitted to ARC for review.

Article 2.14. Minimum Landscaped Areas: The entire surface area of each Lot which is pervious, open, and uncovered by buildings, structures, driveways, walkways, parking areas, sidewalks, swimming pools, decks, patios, or other impervious surfaces shall be landscaped with lawn grass, ground covers, shrubs, bushes, trees, flowers and other plant materials or vegetation in accordance with a landscape plan and plant materials approved by the ARC.

Article 2.15. Landscaping:

Article 2.15.1 The landscaping plan for each Lot or Dwelling in the Development shall be submitted to the ARC for approval.

Article 2.15.2 All front and side yards of each Lot shall, unless approved by the ARC as a natural area or unless the same is landscaped with shrubbery and other approved plant life, have grass sod or grass seed and straw mat placed.

Article 2.15.3 No hedge, shrubbery, or other planting which obstructs sight lines of streets and roadways shall be placed or permitted to remain on any Lot or Dwelling. where such hedge or shrubbery interferes with traffic lines of sight for roadways within the Development, the determination of whether any such obstruction exists shall be made by the ARC, whose determination shall be final, conclusive, and binding on all Owners.

Article 2.15.4 No bird baths, fountains, reflectors, statues, lawn sculptures, lawn furnishings, artificial plants, rock gardens, rock walls, bird houses or other fixtures and accessories shall be placed or installed within the front or side yards of any Lot or Dwelling, without ARC approval.

Article 2.15.5 No vegetable, herb or similar gardens or plants shall be planted or maintained in the front or side yards of any Lot or Dwelling.

Article 2.15.6 The ARC may from time to time promulgate rules and regulations adopting an approved list of plant life which may be utilized on any Lot or Dwelling. Additionally, said rules and regulations may prescribe that a minimum dollar amount be established and utilized as the landscaping budget for each Lot or Dwelling.

Article 2.17. Artificial Vegetation: No plastic, vinyl or other type of artificial vegetation shall be permitted on the exterior of any building on Residential Property.