



**Overview**  
**Architectural Committee Rules in Cobblestone**

**Do's / Don'ts / Required Approvals**

**OVERVIEW:**

No structure as defined as follows - Structure: Any thing or device (other than trees, shrubbery less than two (2) feet high if in the form of a hedge, and landscaping) the placements of which upon any Lot may effect the appearance of such Lot, including, by way of illustration and not limitation, any building, garage, porch, shed, barn, greenhouse or bathhouse, coup or cage, covered or uncovered patio, mailbox, swimming pool, clothesline, radio or television antenna, fence, curbing, paving, wall or hedge more than two (2) feet in height, signboard or any temporary or permanent living quarters (including any house trailer or motor home) or any other temporary or permanent improvement to such Lot. "Structure" shall also mean (i) any excavation, fill, ditch, diversion dam or other thing or device which affects or alters the natural flow of surface waters from, upon or across any Lot, or which affects or alters the flow of any waters in any natural or artificial stream, or drainage channel from upon or across any Lot and (ii) any change in the grade or any Lot of more than Six (6) inches from that existing at the time of purchase by each Owner. No prohibited structure shall be commenced, erected placed, moved on to or permitted to remain on any Lot, nor shall any existing structure upon any Lot be altered in any way which materially changes the appearance thereof, nor shall any new use be commenced on any Lot, unless plans and specifications (including a description of any proposed new use) thereof shall have been submitted to and approved in writing by the Architectural Committee. Such plans and specifications shall be in such form and shall contain such information, as may be required by the Architectural Committee, but in any event shall include (i) a site plan of the Lot showing the nature, exterior color scheme, kind shape, height materials and location with respect to the particular Lot (including proposed front, rear and side setbacks, and the location of all parking spaces and driveways on the Lot) (ii) a clearing plan for the particular Lot, and such other information required by the Architectural Committee; (iii) a drainage plan, (iv) plan for landscaping and (v) plans and elevations of proposed structures.

**Don'ts**

1. Structure: No previously approved Structure shall be used for any purpose other than that for which it was originally designed.
2. Lot division: No Lot shall be split, divided, or subdivided for sale, resale, gift, transfer or otherwise;
3. Storage: No boat, boat trailer, bus, trailer, motor home or any similar items shall be stored between the plane of the house and the Road, on any Lot for a period of time in excess of twenty-four (24) hours.
4. Animals: No animals, livestock, insects or poultry shall be kept or maintained on any Lot except the usual household pets may be kept on any Lot for purposes other than breeding or commercial. All household pets shall be maintained in such a manner that their behavior, including but not limited to noise or odor, are not offensive to reasonable standards. Including, but not limited to the specific requirement that all household pets shall, at all times, be on a leash.
5. Sign: No sign or other advertising device of any nature shall be placed upon any Lot.
6. Temporary structures: No temporary house, trailer, garage, shack or tent shall be erected on any of the Lots.
7. Business etc: No house situated herein, may be used for school, kindergartens, or business of any nature.
8. Lot use: All Lots shall be used for single family residence purposes only and no such Lot shall be sub-divided.
9. Parking commercial vehicles: Commercial vehicles, of all types and kinds, are prohibited from being parked within the Subdivision for a period of time exceeding twenty-four (24) hours.



10. **Parking Vehicles:** All vehicles must be parked on the driveway or in the garage; no vehicle shall be parked on any other portion of the Property, including but not limited to lawns, yards and dirt surfaces.
11. **Clothes lines:** No outdoor clothes lines are permitted.
12. **Artificial flowers:** No artificial flowers are permitted in yards.
13. **Window Air Conditioners:** No window air conditioning units are permitted on the Property.
14. **Fences, hedges or sightline obstructions:** Front yard areas shall not be fenced. Hedges are not permitted in front yards and no wall hedge or shrubs shall be placed in a row in the front yard. No fence, wall hedge or shrub planting which obstructs site lines at elevation between 2 and 6 feet above the roadways shall be erected, placed, planted or permitted to remain on any corner Lot.

### **AC Approval Required**

1. **Satellite Dishes etc:** No exterior satellite dishes or other electronic transmission or receiving equipment shall be placed upon any Lot without prior "location consent" of the Architectural Control Committee.
2. **Tree removal:** No tree having a diameter of eight (8) inches or more (measured from a point two feet above ground level) shall be removed from any Lot without the express written authorization of the Architectural Committee.
3. **Driveways:** All driveways shall be made of concrete, asphalt, or other approved surfaces.
4. **Color selection & materials of external surfaces:** All material and color selections for exterior surfaces of any structure built on the Property must be submitted and approved by Architectural Committee prior to application. Allowed finishes include painted wood siding, brick, stone, stucco (or "Dryvit facsimile").
5. **Profession or home industry:** No profession or home industry shall be conducted in or on any part of a Lot or in any improvement thereon with the specific written approval of the Architectural Committee. The Architectural Committee, in its discretion, upon consideration of the circumstances in each case, and particularly the effect on surrounding property, may permit a Lot or any improvement thereon to be used in whole or in part for conducting a professional home industry. No such profession or home industry shall be permitted, however, unless it is considered, by the Architectural Committee, to be compatible with a high quality residential neighborhood.
6. **Mailboxes:** The design of all mailboxes must be approved by the Architectural Committee.
7. **Fencing:** All fencing must be approved by the Architectural Committee prior to erection.
8. **Play structures & tree houses:** The location of tree houses and play structures, the location of tree houses and play structures and construction details, as well as exterior colors thereof, must be approved by the Architectural Committee before the commencement of construction

### **Do's**

1. "For Sale" or "For Lease" sign placed upon any Lot which is in fact for sale or for rent, signs advertising "Garage Sales" or "Yard Sales", which signs shall not remain up for more than 48 hours and political signs.
2. Trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis; containers may be placed in the open, on any day that a pick-up is to be made, at such place on the Lot so as to provide access to persons making such pick-up. At all other times such containers shall be stored in such a manner so that they cannot be seen from adjacent and surrounding property
3. Hedges are permitted in side and back yards as long as they are maintained and do not exceed 6 feet in height from the corner of the house to the back yard.

**Note: A full understanding of the Rules of Covenants may be found out [www.cobblestonega.com](http://www.cobblestonega.com) website.  
All Architectural Committee issues need to be addressed with the AC Comm. Only.**

### **FINES:**

**Lawn Care:** Non-compliance (Cutting, Trimming, Weeding, Edging, Shrub & Hedge Trimming) - **\$25.00 for each instances plus outsource cost of services, if HOA has to have it done.**

**Home Exterior:** Non-compliance - **\$100 each instances.**