

ARCHITECTURAL GUIDELINES

FOR COBBLESTONE FOREST OWNERS ASSOCIATION

Exterior Painting

General – All exterior colors must be approved by the A.R.C. prior to painting. This includes repainting existing color(s) as well as changing existing color(s). Home exteriors must be properly maintained to preserve an attractive appearance of the lot as determined by the sole discretion of the A.R.C.

1. Colors allowed are subdued earth tones. This includes body of house and trim(s).
2. Color(s) allowed will harmonize with the house structure (roof, stucco, stone, and brick) and with other homes in the neighborhood.
3. High gloss, fluorescent, neon, Day-Glo, and dark colors (except for trim) are not allowed.
4. One (1) base color for the house is allowed. This excludes the vinyl siding on two-story homes.
5. Up to two (2) trim colors will be allowed. Trim is considered as: molding around windows and door frames, porch poles, garage doors, front doors, gutters, shutters, and eaves.
6. Brown, black, or white drip edges are allowed and are not considered one of the trim colors.

Fences

General – All fences must be approved by the A.R.C. prior to installation. This includes new, replacement, and altered fences. All fences must be properly maintained to preserve an attractive appearance from the exterior view of each lot as determined by the sole discretion of the A.R.C.

1. Fences are not permitted in the front yard.
2. Fencing shall be six (6) foot panel or shadowbox (that you cannot see through)
3. Fences should not connect to your neighbors' fences.
4. The bottom of fence should be no more than four (4) inches from the ground.
5. Fences are required to have the smooth side out. All bracing and fence posts are to be inside the owner's lot.
6. Fence boards must run vertically and be four (4) to six (6) inches width, maximum.

7. Fencing that faces the front of the lot must be set back no less than five (5) feet from the front of the home.
8. Fencing on lots on the retention pond shall be four (4) feet in height from the back of the house along the sides and across the back of the lot located on the top of the bank. Starting at the back of the house, the six (6) foot side fencing shall graduate down to four (4) feet (the transition shall be no longer than eight (8) feet, and the four (4) foot side fencing continues to the four (4) foot back fencing).
9. The four (4) foot fencing on the back of lots around the retention pond are to be white, made of PVC, and are to be of spindle style construction with no less than 4 inches between spindles.
10. Fences must be constructed of wood (cedar, cypress, or treated pine), or vinyl.
11. Wood fences may be painted white, beige, or brown. Vinyl fences may be white, beige, or brown.

Driveway Extensions

General – All driveway extension(s) must be approved by the A.R.C. prior to installation. This includes new, replacement, and altered extension(s). All driveways and extension(s) must be properly maintained to preserve an attractive appearance from the exterior view of each lot as determined by the sole discretion of the A.R.C.

1. All driveway extension(s) are to be concrete or external pavers.
2. Extension(s) are to be the same depth and height (thickness) as the existing driveway.
3. Side yard extension – a side yard extension is allowed. The extension may not exceed seven (7) feet. The extension may not extend into the five (5) foot easement from your property line.
4. Front yard extension – a front yard extension is allowed. The extension may not exceed the width of your garage – two (2) feet.
5. Total extensions may not exceed nine (9) feet.

(NOTE: front yard extension – garage width might be a couple of inches over two (2) feet. This extension would be allowed and considered in addition to the overall total extensions).