

**COBBLESTONE HOME OWNERS ASSOCIATION  
ARCHITECTURAL REVIEW BOARD GUIDELINES FOR  
ARCHITECTURAL CONTROL**

The Architectural Review Board of the Cobblestone Home Owners Association has been charged with the responsibility of preserving and enhancing property value at Cobblestone in accordance with Article VI of the Cobblestone H.O.A Covenants, Conditions & Restrictions as amended 01-20-2006 and Article VIII of the Cobblestone H.O.A By Laws as amended 02-28-2006.

The Board meets this responsibility by the following actions:

- Approval of plans and specifications for all improvements of property at Cobblestone.
- Determination that grounds and building maintenance at Cobblestone is satisfactorily performed.
- Direct all approved CHOA ARB requests to the Raintree Property Owners Association ARB for their review and approval. NOTE: CHOA and RLPOA ARB APPROVAL MUST BE ON FILE BEFORE ANY WORK CAN PROCEED

No new construction nor improvements to an existing structure may be initiated without approval of the CHOA Architectural Review Board.

Cobblestone Home Owners Association ARB has up to thirty (30) days for approval or rejection of submitted plans, however, the Board has established ten (10) working days as a goal for completion of the review process.

All applications for construction and/or improvements to lots or residential units shall have all assessments, fines and/or liens paid to date before construction and/or improvement application shall be placed on the architectural review board agenda.

**NEW CONSTRUCTION APPROVAL**

Since the Cobblestone development has been built out entirely and no vacant property exists for new construction, this paragraph only pertains to the replacement of an existing structure due to a catastrophic loss. The new construction shall not be smaller than the original structure and shall meet all requirements of Article VIII of the Cobblestone H.O.A Covenants, Conditions & Restrictions as amended 01-20-2006.

**DETACHED STRUCTURES**

The Architectural Review Board has determined that detached structure or outbuilding lessens the integrity of Cobblestone and the Raintree community. No detached structures or outbuildings will be approved.

**IMPROVEMENT OF EXISTING STRUCTURE OR GROUNDS**

The Architectural Review Board must have sufficient information with which to evaluate proposed improvements to existing structures in Cobblestone prior to issuing approval for the commencement of the improvements. All requests for improvements of existing structures will be made to the Board by means of a completed improvements Permit Application, together with the necessary additional information called for below and for each type of improvement.

**GENERAL REQUIREMENTS FOR ALL IMPROVEMENTS**

The applicant shall submit:

- (1) Two (2) copies of a plot plan showing the location of the proposed improvements on the lot, existing grades at the nearest property line with proposed finish grades as applicable to the improvement.
- (2) Two (2) copies of front, rear, and side elevations with floor plan structural cross-sections where applicable. Plans or specifications should indicate the type of materials and the color of the exterior.

## **LANDSCAPE IMPROVEMENTS**

Landscape improvements are considered to be terraces, retaining walls, unusual vegetation covering or dense shelter belts, walks, detached patios or cabanas, etc.

Applicant shall submit:

- (1) Two (2) copies of plot plan showing the location of the proposed improvements on the lot, existing grades at the nearest property line with proposed finish grades as applicable to the improvement.
- (2) Two (2) copies of additional plans as required to evaluate the appearance of the improvements and type of construction; including the type of material used, the color of the finished improvement and the type of vegetation, if any.

## **FENCES**

Applicant shall submit:

- (1) Two (2) copies of plot plan showing the location of the entire proposed fence on the lot with relation to the lot lines and the outline of the home.
- (2) Two (2) copies of additional plans as required to evaluate appearance and type of construction of the fence; including type of material and finished color.

## **ARCHITECTURAL GUIDELINES**

The Architectural Review Board has established the following guidelines for specific types of construction and improvements at RAINTREE.

## **BUILDING ALTERATIONS, ADDITIONS, AND DETACHED STRUCTURES**

### **GENERAL POLICY**

Any addition to an existing building, any exterior alteration, or change in an existing building must have the approval of the Architectural Review Board before any work is undertaken. Examples of such projects include a deck, fireplace, fence, etc.

Any addition, exterior alteration, or change to an existing building shall be compatible with the design character of the original building.

### **MATERIALS AND COLOR**

Only the exterior material existing on the parent structure will be approved. Exterior color changes will not be approved..

## **ROOFS**

A CHOA ARB form is to be submitted on behalf of all homeowners involved in an individual “project”. This form shall be accompanied by a copy of the chosen contractor’s bid, warranty information, a certificate of insurance showing Workers Compensation coverage with state statutory limits and general liability coverage with a minimum limit of \$1,000,000 per occurrence. Also a copy of a contractors list of satisfied customers on similar projects is to be provided.

All original roofs were of wooden construction. As these roofs age and need replacing only roofs of the following specifications and composition materials and colors will be considered acceptable, subject to approval through the Architectural Review Board submittal process:

- Remove old wood shingles and flashings
- New ½” exterior CDX grade plywood or OSB sheathing to be nailed down.
- Install underlayment of 36” No. 300 roofing felt
- Install composition shingles, GAF Timberline-Ultra in Pewter Grey Color (deviation approved by RLPOA, July 18, 2002)) with the 40 year warranty. Nail only, no staples allowed.
- Install all new wall flashings, color-bronze steel
- Exposed metal valleys are required to be standing seam “W”-bronze steel
- Snow valleys to be rolled rubber
- Install Timber Tex ridge caps. Use 2” nails on ridge caps.
- Install white metal edging on all rakes & eaves
- Install ice guard on all eaves edge 24” and under all valleys 36”width top to bottom and around chimneys.
- Cutbacks on shingles on valleys should be between 4” to 6” wide – “OPEN VALLEY”
- Replace all roof vents using bronze #750 metal vents (add new as may be required)
- Replace all vent pipe flashings
- Reset flue pipe flashing and seal
- Clean out and renail all guttering
- All permits and fees to be paid for by the contractor

## **FENCES, WALLS AND SCREENS**

The Architectural Review Board’s goal is to keep all fencing or screening as harmonious as possible with the architectural character of the community. Any fence or screen must have the approval of the Architectural Review Board before installation is undertaken.

Only fences or screens will be considered for approval if they are proposed to be built in the rear or on the side of the town home.

Fences may be privately installed but must be constructed to professional levels of quality. Nonprofessionally installed fences will be inspected by a representative of the Board after completion to insure that the final product is of professional quality and final approval of the fence is withheld until successful completion of this final review.

## **MATERIALS AND FINISH FOR FENCES**

- (A). Wood fencing or screening will be considered for approval if the design is in conformity with the architectural design of the Cobblestone community.
- (B). The Board will not approve an application for the installation of chain link or other galvanized metal fencing.
- (C). All fencing or screening should preferably have finish material on both sides. If only one side has finish materials, that side must face the public side of the individual lot. The Board recommends vertical slat /bordered lattice type construction.

## **HEIGHT RESTRICTIONS FOR FENCES**

The Board believes that the environmental integrity of the community will be materially lessened if the open nature of the community is damaged by a proliferation of fences of excessive height. The Board will give consideration to a variance in this height limit where the rear line of a lot abuts a major arterial roadway or in other, clearly unique circumstances.

Arterial roadways in RAINTREE have been defined as Ward Road, Missouri 150 Highway, Raintree Parkway, Raintree Drive, and Cole Younger Drive.

The Board encourages use of six foot (6’) fences around the smaller patio area of the back yard of homes to secure privacy of the immediate patio area while permitting the feeling of spaciousness throughout the open area and back yards of homes. The specific fence height restrictions are set forth below:

- (A). Property fencing and walls above grade shall not exceed four (4) feet above grade.

- (B). The Board will not consider for approval any proposed fence which exceeds four feet in height unless the rear line of that lot abuts a major arterial roadway or offers some other circumstance clearly unique to that lot.
- (C). Patio screens shall not exceed six (6) feet in height.

### **LANDSCAPING AND PLANTING**

Landscaping and planting on the sides and/or the rear of the town homes, in general does not require the approval of the Architectural Review Board since it would be the home owners responsibility to maintain those plantings. Changes or additions to the front berms and planting areas require ARB approval since these areas are maintained by the Association.

Trees, hedges, and shrubs, which restrict the irrigation system to function as intended shall be cut back or removed. Shrubs should not be permitted to unduly restrict the view from other property.

Special landscaping beyond that normally associated with a single family or town home residence must be approved by the Board prior to its installation.

Decorative trellis and landscaping borders of a fence-like appearance may be installed around a rear patio area upon approval by the Architectural Review Board so long as said construction:

- (a) is no greater than thirty-six inches (36") in height;
- (b) is no more than thirty-six feet (36') in length;
- (c) does not entirely enclose any area of the yard so as to constitute fencing;
- (d) is limited to a border or trellis of approved materials, including split rail, wrought iron, or other approved materials not to be of chain link or coated wire mesh;
- (e) is in conformity with the architectural design of the home and community;
- (f) does not unduly restrict the view of the lake, amenities or other properties and shall not be of solid stockade type construction.

### **EXTERIOR ANTENNAS**

No television or radio antennas may be erected by any unit owner upon any lot or exterior of a dwelling. The Architectural Review Board has determined that inside attic antennas are technically sufficient to serve residents at Cobblestone and recommends use of these antennas. The Board will not approve a request to install or erect a television or radio antenna on the exterior of a dwelling.

### **SATELLITE INSTALLATION GUIDELINES**

*The following guidelines and recommendations were approved by the RLPOA Board of Directors on September 10, 1996. Amended May 11, 2004.*

- (1) The diameter shall be no larger than one (1) meter (39 inches).
- (2) No satellite dish shall be installed on Common Ground property.
- (3) The preferred location, allowing for good reception, is the back yard within close proximity of the dwelling.
- (4) The installation should be as unobtrusive as possible and landscaping is suggested to screen the satellite dish so as to maintain some aesthetic qualities.
- (5) Satellite dish shall not be higher than twelve inches (12") above the roofline.

If you have any questions regarding installation, please contact the Architectural Review Board.

### **SWIMMING POOLS, SPAS and WATER GARDENS**

Permanent and temporary type back yard swimming pools are not permitted in Cobblestone and will not be approved by the ARB.

A spa or other pool of water greater than 24 inches in depth shall be separated from adjoining property by a fence at least 4 feet in

height provided with gates, which shall be kept locked when the pool or spa is unattended.

Spas, hot tubs, Jacuzzis and water gardens must have the approval of the Architectural Review Board before any work is undertaken. The application for such structure will not be considered unless the application is accompanied by an application for acceptable fence designing. The design shall conform to municipal regulations for such fencing. The structure will be approved after careful consideration of the effect on neighbors and property.

## **DRIVEWAYS**

Cobblestone home owners enjoy a common driveway easement. No driveway can be extended, widened or rerouted. Replacement of driveways due to age deterioration must have the approval of the Architectural Review Board before any work is undertaken. The method for accomplishing this project is explained in detail in the "Driveway Replacement Guideline" instructions.

## **RETAINING WALLS**

Any retaining wall must be approved by the Architectural Review Board before installation is initiated.

Retaining walls which divert ground water onto adjoining properties or which otherwise substantially change the existing drainage pattern will not be approved.

## **DETACHED STRUCTURES**

The Architectural Review Board has determined that detached structures or outbuildings, lessens the integrity of the RAINTREE community. No detached structure or outbuildings will be approved except dog pens and play houses which meet the required specifications.

## **PLAY EQUIPMENT**

Children's play equipment such as swing sets, basketball goals, sandboxes, temporary swimming pool having a depth less than 24 inches, play houses and tents shall not require approval of the Architectural Review Board provided that such equipment is in the rear of the property and in good repair (including painting), and every reasonable effort has been made to screen or shield such equipment from view.

## **DOG PENS**

Dog pens or runs are not permitted in Cobblestone.

## **MISCELLANEOUS**

Exterior lighting shall not be directed in such a manner as to create an annoyance to adjacent property.

Trash and/or yard waste containers shall not be permitted to remain visible from the street except on resident's day of trash collection. If necessary, these containers may be placed at the curb AFTER DARK the night before collection. Storing of trash and/or yard waste containers (full or empty) shall not be permitted to remain where they are visible from the street at any time. Violations of these rules will result in a warning for the first offense and a fine of \$10.00 for each succeeding violation. Each day may be deemed to be a separate offense. *Amended by the RLPOA Board of Directors September 14, 2004.*

Garage doors shall be kept closed except during times of actual use of the garage facility.

## **INSURANCE**

All contractors and/or subcontractors hired to perform any work approved by the Cobblestone ARB shall be required to provide a certificate of insurance showing Workers Compensation coverage with state statutory limits and general liability coverage with a minimum limit of \$1,000,000 per occurrence. It is to be the homeowner's responsibility to require and maintain a record of such insurance coverage prior to the work being performed.

## **ENFORCEMENT OF GUIDELINES FOR ARCHITECTURAL CONTROL**

Means of enforcement of COBBLESTONE'S Architectural Control Guidelines are provided by terms contained in the Covenants, Conditions and Restrictions document filed January 18, 2006. (Jackson County, Missouri, Document #2006I0005030)

The Covenants generally provide that the Architectural Review Board has the right and the duty to promulgate and enforce reasonable rules to "regulate the external design, appearance, use, location and maintenance of the properties and of improvements thereon in such a manner so as to preserve and enhance values and to maintain a harmonious relationship among structures and the natural vegetation and topography".

These guidelines represent specific written interpretations issued by the Architectural Review Board as their means of satisfying their obligation to regulate property use at COBBLESTONE.

### **APPEAL OF ARCHITECTURAL REVIEW BOARD FINDINGS**

Any property owner who believes that the Architectural Review Board has unfairly judged his request for either new construction or an improvement to an existing structure may appeal that finding in writing to the CHOA Board of Directors. The Board of Directors may, upon two-thirds (2/3) vote of the Directors, overturn the findings of the Architectural Review Board if the Board of Directors believes that the original finding was unfair.

### **ENFORCEMENT**

The COBBLESTONE Covenants provide that , after due notice to the landowner, CHOA may enter onto any property being built or maintained in violation of these guidelines and correct the violation. The cost of such correction of the violation will be assessed against the land in violation and, if not paid on a timely basis by the landowner, become a lien on the property.