

**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:** Clay, Concrete/cement, Metal, except no standing seam with exposed fasteners.
- **Colors Must Be Earth Tones Including:** Browns, grey tones, dark orange/red. Compatible blends of colors are acceptable. White, silver, bare aluminum or galvanized colors or similar colors are not permitted.
- **Permitted Shapes Permitted Include:** Standard barrel, Roman, S, Double S, Overlapping flat tile, Architectural metal shaped to emulate above shapes.
- **Roof Color** - Roof color names and blends change over time therefore roof color samples must be submitted with the ARB Exterior Request Form. Applications for roof replacement in the original color will generally be approved where it is viewed as substantially similar by the ARB. Changes to roof color are permitted however, they must be approved by the ARB. In this case, applicants should submit evidence the new color is compatible with the style and remainder of the house color.
- **Quality of Materials** - Roof materials and coatings must be of a high quality such that the original color and shape is retained throughout the life of the roof system. Minimum 40-year guaranteed roof materials are required for tile surface materials and membrane. Due to the relatively recent developments in metal roof materials/coatings, these require a 50-year life. Note this requirement is to address roof material quality and not a requirement of roof system life guarantee by the roofing installer.
- **Required Building Permit** - Roofing material and installation must meet the current Martin County Building Department requirements for new construction and roof replacement. An approved building permit for roof replacement must be submitted to the ARB before construction commences.
- **New Roofing Systems** - Roofing materials continue to evolve, and the ARB will consider these on a case-by-case basis however, the ARB at its sole discretion can approve or deny its use.
- **Prohibited Materials** - Asphalt shingles, wood composition and imitation wood are not permitted. No raw aluminum or galvanized flashing is permitted.
- **TV Antennas** - No external TV antennas will be permitted on the roof or external structure of the house.
- **Required Maintenance** - Roof condition must be maintained as required to remove unsightly mold, mildew, dirt buildups that are visible from the street.

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 padding 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 clearwater. 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 sun-deck 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.

XVH. 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.

XVm. 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 PRESERVATION - 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.