

COBBLESTONE CREEK SUBDIVISION

GREENE COUNTY, MISSOURI

•ARCHITECTURAL GUIDELINES•

Architectural Styles

The architectural style should be of an "old world" character such as Country French, English Cottage or European.

Exterior Materials

Walls

The exterior wall material shall be brick and/or stone. It is strongly urged (or preferred) to be a combination of brick, stone, masonry stucco and/or wood. Wood trim or accents shall be cedar or redwood (no natural wood) and are to be stained or painted. Colors are to be approved by the Architectural Review Committee (ARC). NO vinyl siding or exterior insulation finish system (EIFS) will be allowed.

Trim

All trim such as flashings, drip edge, etc. shall be pre-finished metals or copper. Colors and materials are to be approved by the Architectural Review Committee (ARC). NO natural woods or painted metals will be allowed.

Windows

Windows in the front of the house on the main level should be a minimum of 5'-0" in height and should be high quality, double-hung or casement as appropriate for the style.

Garage Doors

All garage doors should reflect the style and character of the house with preference toward wood and/or wood accents (stained or painted). It is also preferred that the garage doors not open or be visible to the fronting street.

Driveway & Walks

The driveways and walks should be an exposed aggregate concrete, stamped concrete, brick pavers or a combination thereof.

Mailbox

The materials of the mailbox must match the exterior materials of the house (brick, stone or a combination thereof).

Roofing

Roof materials shall be compatible and appropriate for the style of the house and must be approved by the Architectural Review Committee (ARC). High quality architectural laminated shingles shall weight no less than 260 lbs/square with a 30 year minimum. (3-tab shingles will NOT be approved.) Roof pitches of 8/12 or greater are preferred.

Landscaping

A landscaping plan shall be submitted for review and approval as called for in Article VII, Architectural Control in the Declaration of Covenants, Conditions and Restrictions of Cobblestone Creek Subdivision.

Miscellaneous

Tree & Brush Removal

Cut trees and brush must be removed from the site in reasonable time. Cutting of mature trees must be approved by the Architectural Review Committee (ARC). Burning of any type is prohibited, burying of any materials is also prohibited. Cobblestone Creek Subdivision Architectural Guidelines.

Additional Requirements

- No construction equipment may be left on streets overnight.
- No parking or storing of equipment or materials on adjacent lots without permission of the developers. Builder or owner will be responsible for total clean-up where adjacent lots are used.
- All sites will be free of litter and backfilled prior to framing.
- Construction dumpsters are to be removed when full.
- Mud on streets from building sites will be builder or owner's responsibility to clean. Streets will be kept free of debris.
- All driveway cuts must be sawed.
- No equipment with tracks will run on streets.
- No dirt shall be removed from Cobblestone Creek Subdivision without approval of developer.
- Builder or owner will replace or repair any sidewalks or streets damaged during their construction.

**COBBLESTONE CREEK SUBDIVISION
GREENE COUNTY, MISSOURI**

• ARCHITECTURAL REVIEW APPLICATION •

Lot Number _____ Fronting Street _____

Owner or Contractor:

Name _____ Office Phone _____

Address _____ Cell Phone _____

City/State/Zip _____ Fax Number _____

Email _____

PRELIMINARY PLAN APPLICATION

1) Schematic Site Plan

Scale: 1" = 30'-0" (minimum)

Indicate grade elevation, setbacks, building footprint, driveway and walks (minimum).

2) Schematic Floor Plans

Scale: 1/8" = 1'0" (minimum)

1st Floor Square Footage _____

2nd Floor Square Footage _____

Basement Square Footage _____

Garage Square Footage _____

3) Exterior Building Elevations

Scale: 1/8" = 1'-0" (minimum)

Front/Rear/Both Sides

Indicate preliminary exterior materials, roof pitch and roof material.

Upon written approval, contractor/designer may proceed with final plans (construction documents)

FINAL BUILDING PLANS/ CONSTRUCTION DOCUMENTS

- 1) Site Plan
Scale: 1" =20'-0" (minimum)-PREFERRED
- 2) Landscaping
Scale: 1" =20'-0" (minimum)
- 3) Floor Plans
Scale: 1/4" =1'-0" (minimum)-PREFERRED

1st Floor Square Footage _____
2nd Floor Square Footage _____
Basement Square Footage _____
Garage Square Footage _____

- 4) Exterior Building Elevations
Scale: 1/4" =1'-0" (minimum)-PREFERRED
Front/ Rear/ Both Sides

Exterior Materials:

Exterior Walls

Trims, etc.

Windows

Manufacturer _____

Type/ Style _____

Garage Doors

Manufacturer _____

Materials/Design _____

Roof

Material _____

Roof Pitch _____

Submittal of samples is required on all exterior materials, including but not limited to, manufacturer brochure, sample panel, color, etc.