

LANCASTER COUNTY, SC	
2022019813	RESTRICTION
RECORDING FEES	\$25.00
STATE TAX	\$0.00
COUNTY TAX	\$0.00
PRESENTED & RECORDED	
12-29-2022	10:44:32 AM
BRITTANY GRANT	
REGISTER OF DEEDS	
LANCASTER, COUNTY SC	
By: CANDICE PHILLIPS	
BK:DEED 1621 PG:215-220	

**RECORDING COVER PAGE FOR GOVERNING DOCUMENTS  
AND RULES OR REGULATIONS**

Pursuant to S.C. Code § 27-30-130, the Board of Directors for  
Cobblestone Master Owners Association  
submits the following document(s) for recording.

Cobblestone Master Owners  
Association

By: Dorothy H. Buffone  
President

Dorothy H. Buffone  
Printed Name

12/28/22  
Date

**Pursuant to S.C. Code § 27-30-130(D) the recording of any rules, regulations, bylaws, and any amendments to rules or regulations is not subject to the requirements of witnesses and acknowledgments required under S.C. Code § 30-5-30.**

**Cobblestone Homeowners Association  
Architectural Guidelines**

**GUIDELINES FOR ARCHITECTURAL CONTROL PROCEDURES**

**Unless specifically exempted by the Covenants, Conditions and Restrictions (CC&R's) or the attached guidelines, each and every proposed exterior modification (defined as "outside of the interior walls of the dwelling") change, or addition to residential units or lots, requires prior approval of the Architectural Control Committee (ACC).**

**If you have made modifications to the exterior of your property since you moved in and have not submitted an application to the ACC, please submit an application.**

Architectural applications are available on the Cobblestone website.

**Website address: <http://sccobblestone.com> (Password: justus)**

**Please follow the instructions on the "Request for Architectural Approval" form. Be sure to retain a copy of your application and documentation for your records.**

If all of the required items are not submitted with the application, the application may not be processed. Homeowners are responsible to obtain all necessary building permits and other government approvals that may be required for the proposed modification or addition. Your request can take up to 30 days to process. Once the application is received and all the requested information is submitted, it will be given to the ACC to review. Upon review and decision, you will receive notification via email or US mail as to the status of your request. Please keep the written reply for your records.

Note:

If you have misplaced your original survey, The Isaac Group prepared the original survey for each individual property. Their phone number is (704) 527-3440.

The following guidelines are subject to change at any time and at the sole discretion of the Board of Directors.

Revised September 2022

## **Cobblestone Homeowners Association Architectural Guidelines**

Cobblestone is a community that has a Board of Directors and an Architectural Control Committee (ACC) whose responsibility is to enforce all Covenants and Guidelines as explained in the Association's By-laws and Declaration of Covenants, Conditions and Restrictions (CC&Rs). The purpose of these guidelines is to provide consistent guidance to owners regarding requirements for modifications and additions to property in the community, and matters of particular concern to the ACC when considering applications for approval of such modifications and additions. Additionally, these guidelines set forth various restrictions on other matters relating to community standards and the overall appearance of the property in the community.

**These rules and regulations are in addition to those covenants, conditions and restrictions for Cobblestone set forth in the Declaration of Covenants, Conditions and Restrictions. If there is a conflict between the provisions of the CC&Rs and these guidelines, or if these guidelines remain silent, the provisions of the CC&Rs shall control.**

### **New Additions, Remodeling, and other Construction**

All plans must be submitted to the ACC for review and approval before the commencement of any project. This may include an addition, screened porch, deck, patio, etc. All materials must match the existing home including, but not limited to, siding, trim, shingles, roof pitch, finish, and color. All approved outdoor structures shall be directly behind the house, and either attached or adjacent to the house. Construction debris must be collected and removed every 24 hours.

### **Decks**

New decks must be attached to the house or an extension to an existing deck. Decks shall not extend outside the rear side walls of the house. Decks may be left the natural wood color or stained with wood color or clear sealants.

Fire pits are prohibited on wooden decks.

### **Sunrooms**

Sunrooms must be attached and integrated into the existing home.

### **Landscaping**

Plans must be submitted for any changes added/made to your original landscaping and must include the name of the shrub/tree and a copy of the survey showing where the shrub/tree will be placed in relation to the structure and the property line. Planting may not be done any closer than 3 feet from the deeded property line. No trees of any kind may be removed without proper approval first being granted by the ACC and the Association. It is the responsibility of each Owner to water the grass, plants, trees, and landscaping on his or her Lot.

Furthermore, rubber mulch and artificial turf are strictly prohibited.

Artificial flowers or plants of any kind are not permitted in flower beds or pots.

Mulch must be black or dark brown.

Revised September 2022

## **Cobblestone Homeowners Association Architectural Guidelines**

### **Trampolines and Basketball Goals**

Permanent or portable trampolines and/or basketball goals are not permitted

### **Play Equipment**

All play equipment and wading pools are restricted to the back yard only. They must be of a non-permanent nature and be removed when not in use and stored out of view.

### **Pets**

Each residence is permitted a total combination of three dogs or cats, provided the owner maintains control at all times. Other than normal household pets, no other animals, livestock or poultry of any kind shall be raised, bred or kept on the premises. All pets must be on a leash or restrained in the rear yard by use of invisible fencing or an approved fence. Animal nuisance of any kind will not be tolerated, including noise and improper waste disposal. Owners shall clean-up after their pets, including within the Common Areas. Pets shall not roam free within the Common Areas. If the Board receives any complaint that an animal constitutes an unreasonable annoyance, inconvenience or nuisance, including, but not limited to a complaint that an Owner's animal is being neglected, improperly treated, or not properly restrained upon such Owner's Lot, the Board may require that such animal be removed from the Property.

### **Storage Shed**

Storage sheds are not permitted per terms specified in the CCR.

### **Front Porch Furniture**

Folding or plastic stacking chairs or tables are not permitted.

No furniture (including, without limitation, tables, chairs, and grills) may be located or stored on any front porch.

### **Yard Art**

All yard art must be approved by the ACC.

### **Storm Doors**

Storm doors are permitted with ACC approval. They must be full-view glass or glass/screen and must match the existing facade color scheme. Door hardware must also match the existing hardware.

### **Hot Tubs, Spas and Saunas**

Hot tubs and spas require prior ACC approval. These items must be located in the rear of the residence screened from view of the street and neighboring properties. Owners are required to install safety features such as locks or covers and comply with all applicable state and local codes. Saunas are not permitted.

### **Satellite Dish**

Satellite dishes not exceeding 18 inches in diameter may be installed in one of the following way:

Roof mounted behind and below the central peak on the backside of the roof.

All cables must be secured on the structure in such a way that they will not be visible from the street. All cables must be a color that blends in with the siding on the house.

Revised September 2022

## **Cobblestone Homeowners Association Architectural Guidelines**

### **Mailboxes and Newspaper Cylinders**

All mailboxes and newspaper cylinders must be black in color matching the original size and design. The street number of the residence must be clearly visible on the side of the cylinder. No modifications to the standard mail or newspaper cylinders shall be allowed or approved by the Architectural Control Committee on any Lot. All single family homeowners are responsible for maintaining the appearance of their mailbox.

### **Flagpoles, Flags**

Freestanding flagpoles are not permitted. A house-mounted flagpole should not exceed 2 inches in diameter and 60 inches in length. Flags, which tend to incite or antagonize are not permitted. Flags should be of appropriate size, not to exceed 3 feet x 5 feet and must be maintained in good condition.

### **Fences**

All fences are subject to the review of the Architectural Control Committee. Fence submittals will require a SURVEY.

1. All fences must be black metal in appearance, i.e. wrought iron, aluminum, etc.
2. Chain link fencing in any form is strictly prohibited.
3. Fencing should not exceed five feet (5') in height.
4. Fencing may not be extended any closer to the street than the rear facade of a home.
5. On corner lots fencing may not be erected any closer to the street than the side façade of the house and all setbacks (including side & rear) must be adhered.
6. To contain small pets, wire mesh may be attached to the inside surface of the fence. Mesh must be black in color.

Consult Section 7.07 - Fences and Shrubbery - of the CC&Rs for further information.

### **Holiday Decorations and Lighting**

Seasonal holiday decorative lighting is allowed in moderation. However, holiday lights and decorations are not permitted before Thanksgiving and must be removed no later than the following January 10th. Inflatable decorations are not permitted. All laser lights must remain stationary (no twinkling or rotating of lights) and no music or sound effects.

### **Exterior Lighting**

All exterior lighting, including solar lights, added after initial construction requires approval of the ACC. Spot lights shall be shielded and/or directed so as not to shine directly on another Lot.

### **Vehicles**

No boat, trailer, recreational vehicle, camper, camper truck or commercial vehicle (commercial vehicle being defined as a vehicle having advertising of the Owner's business or an employer's business shown thereon) shall be parked, stored or left (a) on any undesignated part of the Common Area, (b) in any parking space, (c) on any other part of a Lot, (d) or otherwise within the Community. Owners shall be responsible for the prompt cleanup of oil spills on concrete driveways and walkways.

Revised September 2022

## **Cobblestone Homeowners Association Architectural Guidelines**

There shall be a maximum of three (3) vehicles permitted per household for each Single Family and Townhome Lot with a two car garage and (2) vehicles for each Townhome lot with a single car garage.. It shall be required that each Owner park its vehicles in the garage whenever possible. All garages shall be used primarily for the storage of vehicles. No vehicles of any type shall be parked on the sidewalk, nor shall vehicles of any type be parked or stored on any part of a Lot other than in the garage or driveway of such Lot, excepting occasional overflow parking for guests or other reasonable purposes provided that no inconvenience is imposed on the Owners of other Lots. An Owner or his household shall not park any vehicle in any undesignated portion of the Common Area or overnight on the street/right of way within the Community. The overflow parking is for convenience of the visitors to Cobblestone and not for Lot owner's personal vehicles.

Owners shall be subject to sanctions if the parking regulations are violated. Sanctions may include reasonable monetary fines not to exceed \$100.00 per day and suspension of the right to vote and to use any facilities within the Common Area after Notice and Opportunity for Hearing. In addition, the Association, through the Board, after notice to the Owner, shall have the right to exercise self-help to cure violations, including the towing of vehicles at the Owner's expense.

**The Cobblestone Homeowners Board of Directors wishes to thank all residents for adhering to these guidelines and by so doing, maintaining property values and keeping Cobblestone an attractive and desirable community.**