

ARCHITECTURAL REVIEW BOARD

SCOPE OF RESPONSIBILITY

The Architectural Review Board (ARB) has the right to exercise control over all construction at Cobblestone Country Club. All construction by homesite purchasers or Builders at Cobblestone must be first approved by the ARB. Procedures and requirements for submission to the ARB are detailed in this manual. An application is included at the end of this manual.

MEETINGS OF THE ARCHITECTURAL REVIEW BOARD

The Architectural Review Board will meet as requests are received. Approvals or other responses from the ARB must be made within thirty (30) days of the date of receipt of the request. If the ARB does not meet or fails to respond to a submission made by a homesite purchaser or Builder within thirty (30) days, the submission shall be deemed approved.

MINUTES OF MEETINGS

All decisions of the ARB will be recorded in minutes taken at the ARB meetings. The minutes will include the decisions of the ARB and the rationale behind those decisions. The rationale can be utilized in making future decisions. Plans and specifications will be retained by the ARB as part of the Association records.

ENFORCEMENT POWERS

Should an architectural violation occur, the ARB has the right to injunctive relief to require the homesite purchaser or Builder to stop, remove and/or alter any improvement in a manner which complies with the standards established by the ARB.

Approval by the ARB does not negate the obligation of a homesite purchaser or Builder from receiving any governmental approvals, if required. If such approvals are required and are not obtained by the homesite purchaser or Builder, the ARB and/or the applicable governmental agency may take whatever action is necessary against the homesite purchaser or Builder to obtain compliance.

COMMITTEE MEMBERS

The ARB shall consist of individuals appointed by the Board of Directors of Cobblestone Country Club Homeowners Association. The Association may obtain the services of an architect and/or landscape architect to serve on the ARB.

ADMINISTRATION

The ARB will appoint an administrator to handle the day-to-day responsibilities of processing submissions and coordinating with homesite purchasers and Builders, including the following services:

- Explanation and interpretation of the Design Review Manual.
- Provide ecological information concerning tree, vegetation and marsh characteristics, their value and relationship to new construction.

- Provide access to samples, displays and pictorial reviews exhibiting acceptable architectural solutions which exemplify the several Cobblestone architectural styles desired by the ARB.
- Provide a pre-design conference to consider existing data relating to a particular homesite, adjacent, nearby or planned homes, easements, setbacks, etc.
- Review plans and designs for compatibility with the overall architectural style of the community.
- Review job progress, provide ARB inspections and issue applicable ARB certifications.

WAIVER AND ADDITIONAL REQUIREMENTS

This Design Review Manual has been adopted to assist the homesite purchasers and Builders within Cobblestone Country Club and the ARB in connection with the architectural approval process. However, these are merely guidelines, and the ARB will have the right to waive any of the requirements set forth herein, or will have the right to require additional or more stringent requirements as to any proposed improvement, if the ARB deems same appropriate.