

Cobblestone HOA of Pitt County

Architectural Requirements

To ensure consistency and maintain the aesthetic of the community, any exterior changes or additions require prior approval. Please review the following architectural requirements carefully before submitting a request. Submit your request in writing to your association manager, who will forward it to the Board for review.

Fences

- **Placement:** Fences must begin at the back corners of the house and extend either toward the side lot line or straight back to the rear lot line.
- **Materials and Color:** Specify materials and color in your request. White vinyl is the preferred material for new fence installations.
- **Drainage Easements:** Fences cannot be placed within a drainage easement unless written permission is obtained from the City of Greenville. Include a copy of the city's approval letter with your request.
- **Side Yard Restrictions:** For side yards adjacent to streets, fences must be set back at least 10 feet from the property line to maintain a consistent streetscape and prevent placement directly along sidewalks.

Driveways

- **Extensions:** Driveway extensions may be approved by the HOA only if:
 - The extension accommodates a full-width parking pad.
 - The extension fits proportionally within the property.
 - The City of Greenville has first given approval – documentation of approval from the City will be required.

Landscaping Changes

- **Plan Submission:** Submit a detailed plan or drawing that clearly illustrates your proposed changes.
 - Include the number and types of plantings in your submission.
- **Harmony with Surroundings:** Landscaping must complement the existing aesthetic of the community.

Satellite Dishes

- **Approval Requirements:** Unless explicitly approved by the Architectural Control Committee:
 - Dishes must blend with their surroundings in color.
 - Masts must not exceed the height necessary to receive the intended signal.
 - Dishes may not be located between the dwelling and the street (no placement in front yards).

Solar Panels

- **General Guidelines:**

- Solar panels and skylights must comply with all applicable laws, ordinances, and manufacturer's specifications.
- Panels must not be visible from any street within the community unless explicitly approved by the Declarant or Architectural Control Committee.

Swimming Pools

- **Prohibited Pools:** Above-ground swimming pools, including temporary or portable types, are not permitted.

Screening

- **Submission Details:** Provide design, location, dimensions, materials, and color details for approval.

By following these guidelines, residents can help maintain the aesthetic appeal and property values within the Cobblestone HOA community. For further clarification, please contact your association manager.