

Architectural Guideline Notes

A Brief Summary of The Veranda's Architectural Guidelines

Annual Dues & Other Fees

- Each property owner is required to pay annual dues of \$1,200.
- Each property owner is required to pay a \$300 Transfer Fee to the POA when their property is sold.
- There is a \$200 architectural review fee payable to the POA when plans are reviewed.

Architectural Review Process

- No construction upon a home site may commence until the home has been approved by the Architectural Review Committee.
- Each property owner must submit the following information to the Architectural Review Committee for approval: site plan, landscape plan, floor plans, elevations, exterior materials, and exterior details.

Minimum Size of Residences

- 2,400 square feet

Utilities

- Sewer – Baldwin County Sewer Service
- Water – City of Fairhope
- Electric – Riviera Utilities
- Telephone, Internet & TV – AT&T
- Natural Gas – City of Fairhope

Signage

- Only two signs are allowed to be displayed on the home site at any time: 1) a "For Sale" sign and 2) a display sign for the contractor.

Construction

- No pools, storage buildings or any other construction may be placed in the Wetland Buffer; landscaping is allowed in the buffer.

Exterior Lighting

- All exterior lighting must be directed toward the home.
- No flood lights are allowed to be attached to the soffits.

Exterior Materials and Colors

- Shutters must be made of wood.
- Homes may have only two exterior materials.
- Vinyl and aluminum siding are not allowed.
- Chimneys may only be clad with brick, stone, or stucco.
- All chimneys must have a wind screen.
- Roofs must be dimensional shingles or metal roof.
- Detached buildings must be constructed with the same materials as the main home.
- Roofs must have a minimum slope of 9:12
- Allowable building height is 35 feet from grade

Garages, Driveways and Sidewalks

- Each lot owner is responsible for constructing a 5 foot wide sidewalk along the entire street frontage in accordance with the approved sidewalk and street tree plan.
- Each lot owner is required to plant street trees between the sidewalk and street curb in accordance with the approved sidewalk and street tree plan.
- Each residence must have a garage or carport capable of containing a minimum of two automobiles.
- The garages or carports may be attached or detached.
- Garages and carports may not face any common area. Garages and carports may not face the street unless the garage is in the rear of the lot or on the side street for corner lots.
- Driveways must be made of concrete, pavers or stone and complement the exterior of the home.

Fencing, Walls and Enclosures

- Fences and walls are not allowed to be higher than four feet beyond the rear building setback for homes fronting lakes and landscaped common areas.
- Fences may not be taller than 6 feet.
- Chain link fencing is not allowed.
- Pool enclosures may not extend beyond the building setback lines.

Landscaping

- Each lot owner is responsible for planting street trees along the entire street frontage in accordance to the approved sidewalk and street tree plan.
- All property owners are required to submit a landscape plan for approval by the architectural committee.
- The minimum size of shrubs is 3 gallons and 1 gallon for ground cover.
- Entire lawns must be sodded. Seeding and sprigging are not allowed.
- An underground irrigation system is required to cover the entire yard.

Fairhope Single Tax Corporation

- The property is leasehold property owned by the Fairhope Single Tax Corporation (FSTC). You receive a 99-year renewable lease for the land and a bill-of-sale for the improvements on the property. This is very common in Fairhope. For more information see the website www.fairhopesingletax.com.