

Architectural Guideline Notes

A Brief Summary of The Estates at The Verandas' 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 \$200 Working Capital Fee to the POA when their property is purchased.
- 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
- You may have a barn without a home. See Detached Buildings for restrictions

Utilities

- Sewer – Septic tanks
- 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 30 foot Wetland Buffer. Landscaping is allowed in the buffer.

Exterior Lighting

- All exterior lighting must be directed toward the home.

Exterior Materials and Colors

- Shutters must be made of wood.
- Homes may have only two exterior materials.
- Vinyl and aluminum siding are not allowed.
- All chimneys must have a wind screen.
- Roofs must be dimensional shingles or metal roof.
- Roofs must have a minimum slope of 9:12

Building Setbacks

- Front – 100 ft
- Rear – 50 ft
- Sides – 25 ft

Detached Buildings

- Barns and sheds are allowed, but cannot exceed 5,000 sf of space on first floor
- Metal buildings are not allowed.
- Exterior of detached buildings do not have to match the home, but must be designed to complement the home.

Livestock

- Horses are allowed. Swine and cattle and roosters are not allowed.
- Other livestock is allowed with approval as long as they are contained within each homeowner's property.

Garages, Driveways and Sidewalks

- Each lot owner is responsible for maintaining the street trees along their property lines.
- 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, stone, asphalt or gravel.

Fencing, Walls and Enclosures

- Fences along property lines must be three rail fences to match fences along the streets.
- Fences may not be taller than 6 feet unless they are shielding adjacent property not included in The Estates.
- Chain link fencing is not allowed.

Landscaping

- 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.

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.