

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 subject to change on an annual basis. 2024 dues are \$1,400 per lot.
- Each property owner is required to pay a \$300 Transfer Fee to The Verandas POA when their property is sold.
- A \$300 fee for review of new home plans is due to The Verandas POA before the Architectural Committee will begin its review.
- A \$50 fee for permitted property enhancements is due to The Verandas POA before the Architectural Committee will begin its review.

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.

Property Restrictions

- Single family residences only
- 2,400 square feet minimum for heated/cooled space for primary home
- There is no time frame required for constructing any improvements. However, you must pay POA dues and maintain the property.
- You may have a barn (*with no living space*) without a home.
- You cannot rent a portion of the property (i.e., barn or detached buildings).

Utilities

- Sewer – Septic tanks
- Water – City of Fairhope
- Natural Gas – City of Fairhope
- Electric – Riviera Utilities
- Telephone, Internet & TV – AT&T
- Trash pickup – Solid Waste Disposal Authority • Baldwin County

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. Fencing is allowed.

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.
- Allowable building height is 35 feet from grade.

Building Setbacks

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

Detached Buildings

- Barns and sheds are allowed, but they cannot exceed 5,000 sf of space on first floor.
- You may not construct a barn or other detached building with livable space unless a primary home is already constructed.
- Metal buildings are not allowed.
- Exterior of detached buildings must match the home and must be designed to complement the home.

Livestock

- Horses are allowed. Swine and cattle and roosters are not allowed. Horses are limited to 1 per 1.5 acres.
- Other livestock is allowed with approval and must be 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 may be attached or detached.
- Garages may not face any common area. Garages 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

- The Association shall have the sole discretion to approve or disapprove any fence, privacy wall, hedge or other similar screen.
- Fences along property lines must be three-rail fences to match fences along the streets in style and color.
- 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

- The minimum size of shrubs is 3 gallons.

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: fairhopesingletax.com.

Note: for complete rules and regulations please also see Rules, Regulations and Architectural Guidelines and Declaration of Covenants for The Verandas. All current documents are available on the POA portal.