

Architectural Guideline Notes

A Brief Summary of 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.

Minimum Size of Residences

- 2,400 square feet

Utilities

- Sewer – Baldwin County Sewer Service
- 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. Landscaping is allowed.

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, Hardie board 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.

Building Setbacks

- Front – 30 ft
- Rear – 30 ft
- Side – 10 ft
- Street side – 20 ft

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 residence must have a garage capable of containing a minimum of two automobiles.
- The garage 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 or stone and complement the exterior of the home.
- Driveways may not extend past the rear of the home.

Mailboxes

- All homes must use the community mailbox.

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 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 required to plant and/or maintain street trees between the sidewalk and street curb in accordance with the approved sidewalk and street tree plan.
- The minimum size of shrubs is 3 gallons.
- Lawns must be sodded. Seeding and sprigging are not allowed.

- An underground irrigation system is required to cover the entire lawn area.

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.