

STATE OF ALABAMA COUNTY OF  
BALDWIN

**PINEHURST VILLAGE**

SUPPLEMENTAL AMENDMENT  
TO  
DECLARATION OF COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR  
CRAFT FARMS

BALDWIN COUNTY, ALABAMA  
TIM RUSSELL PROBATE JUDGE  
Filed/cert. 7/11/2011 1:36 PM  
TOTAL \$ 75.00  
23 Pages

1294052



(Applicable to Pinehurst Village Subdivision)

WHEREAS, CRAFT DEVELOPMENT CORPORATION and CRAFT LAND COMPANY, INC., for themselves, their successor, grantees, transferees and assigns, did by that certain Declaration of Covenants, Conditions, and Restrictions for Craft Farms recorded in Miscellaneous Book 64, pages 1515, et seq., in Office of the Judge of Probate for Baldwin County, Alabama, impose upon the real property described therein, certain mutually beneficial restrictions under a general plan of improvement for the benefit of all owners of real property subject to such Declaration; and

WHEREAS, CRAFT DEVELOPMENT CORPORATION and CRAFT LAND COMPANY, INC. did voluntarily transfer and turn over any and all of the special rights and obligations provided to the Declarant to manage the Association to the Craft Farms Property Owners Association via instrument number 930932 filed with the Office of the Judge of Probate of Baldwin County, Alabama, and

WHEREAS, Craft Farms Property Owners Association does desire to file for record the following Residential and Construction Guidelines applicable to all real property and lots subdivided therein as described in plat of Pinehurst Village Subdivision, original of plat being recorded in the Office of the Judge of Probate of Baldwin County, Alabama on slides 1294A, 1294B, 1386A & 1387B, all in compliance with Article VI of

Article VI of said Declaration and all amendments thereto, and

WHEREAS, The these Design Guidelines supplement the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS the legal document accepted by every homeowner when title to the property is taken. The Covenants establish the Architectural Review Committee, require the Committee's written approval before any change to a site or building exterior of a residential property is made, and mandate that owners conduct their operations strictly in accordance with the Design Guidelines.

NOW THEREFORE, Craft Farms Property Owners Association, does hereby declare that all property located within the plat of Pinehurst Village Subdivision, original of plat being recorded in the Office of the Judge of Probate of Baldwin County, Alabama on slides 1197A & 1197B, shall be held, sold, conveyed, encumbered, rented, used, occupied and improved subject to the Residential and Construction Guidelines attached hereto as Exhibit "Pinehurst Village", which are made a part hereof for all purposes.

It is the intent of this document to supplement the Declaration of Covenants, Conditions, and Restrictions for Craft Farms as recorded in Miscellaneous Book 64, pages 1515, et seq., in the Office of the Judge of Probate of Baldwin County, Alabama, and further that all parts and provisions of said Declaration, as may have been subsequently amended, are in all respects ratified and confirmed.

This Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Craft Farms Applicable to Pinehurst Village replaces the previous supplemental amendment, same title, recorded in the Office of the Judge of Probate of Baldwin County, Alabama as Instrument Number 686137.

IN WITNESS WHEREOF, Craft Farms Property Owner's Association,  
have caused their duly authorized officers to certify this document  
on this the 5<sup>TH</sup> day of July 2011.

CRAFT FARMS PROPERTY OWNER'S ASSOCIATION



Lawrence M. O'Brien,  
President



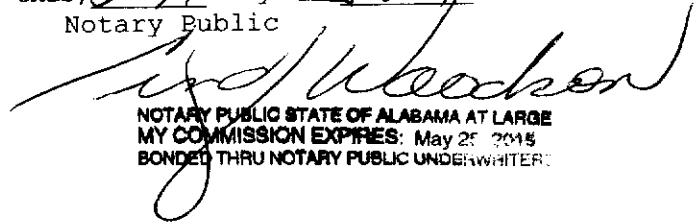
Harry M Dalton,  
Secretary

Prepared By:  
Kenny Wilks  
Director, Pinehurst Village  
Craft Farms Property Owners Association

STATE OF ALABAMA COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for Baldwin County, in the State of Alabama, hereby certify that Lawrence M. O'Brien, whose name as President of Craft Farms Property Owner's Association, Inc., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, 5<sup>TH</sup> day of July 2011.  
Notary Public

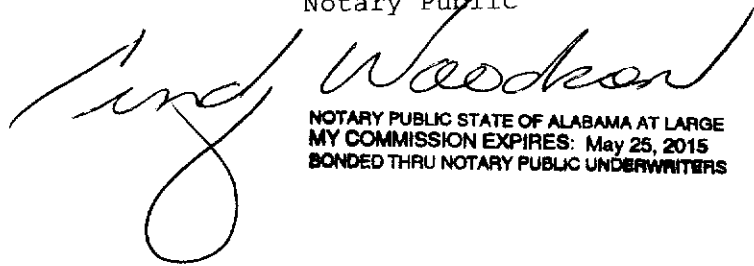


NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 25, 2015  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF ALABAMA COUNTY OF BALDWIN

I, the undersigned, a Notary Public in and for Baldwin County, in the State of Alabama, hereby certify that Harry M. Dalton, whose name as Secretary of Craft Farms Property Owner's Association, Inc., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this, 5<sup>TH</sup> day of July 2011.  
Notary Public



NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: May 25, 2015  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

CRAFT FARMS RESIDENTIAL AND CONSTRUCTION GUIDELINES

Pinehurst Village

Exhibit A - Pinehurst Village

Effective June 23, 2011

## **INTRODUCTION**

These Guidelines specifically relate to "Pinehurst Village" a 49 lot, planned unit development located on Cotton Creek Golf Course. Throughout these covenants are restrictions and guidelines for the purpose of protecting ownership privacy and to maintain a harmonious environment for all residents. All contractors and construction traffic must use the main entrance located off County Road 4 for access to "Pinehurst Village".

## **USE OF GUIDELINES**

The Guidelines supplement the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS the legal document eventually accepted by every homeowner when title to the property is taken. The Covenants establish the Architectural Review Committee and require the Committee's written approval before any change to a site or building exterior of a residential property is made.

## **RESPONSIBILITIES**

The Committee's responsibility is to ensure that the harmonious, image of Pinehurst Village is implemented and maintained. More specifically, the Committee is empowered to perform the following services:

1. Establishment of DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CRAFT FARMS for the protection of enduring property values and to provide reasonable safeguards for continuing appreciation.
2. Review of design applications for compliance with codes and design criteria.
3. To promote compatible design and harmonious relationships between parcels and within land uses.
4. To require and sustain high standards of design and quality construction.
5. To establish fees for the review of applications as may be required.
6. To assure that all properties are maintained in the manner prescribed by the Declaration of Covenants.
7. To monitor and correct violations of design criteria as established by the Declaration of Covenants.
8. To amend design criteria as may be required from time to time.
9. To provide reasonable assistance to bring applications into compliance with criteria and covenants.
10. To maintain records of applications, design documents and other related items.
11. To inform members of the community concerning the activities of the Committee and changes in criteria as they may occur.
12. To review and rule on any variance application.

## **LIMITATION OF RESPONSIBILITIES**

The primary goal of the committee is to review the applications, plans, specifications, materials and samples submitted to determine if the proposed structures conform in appearance and construction criteria with standards and policy as set forth by the Committee. The Committee does not assume responsibility for the following:

- a. The structural adequacy, capacity or safety features of the proposed improvement or structure.
- b. Soil erosion, uncompactable or unstable soil conditions.
- c. Compliance with any or all building codes, safety requirements, governmental laws, regulations, or ordinances.
- d. Performance or quality of work of any contractor.

## **DESIGN REVIEW PROCEDURES**

In order to obtain Architectural Review Committee ("Committee") review of proposed site or building exterior construction, the purchaser/builder ("Applicant") initiates the review process by submitting an application to the Committee.

The Committee meets as necessary to review applications within ten (10) days of receipt and will render a decision on an application within fifteen (15) days from the date of submittal. For a typical application, two copies of the Required Information (see following paragraph) must be submitted. One copy will remain on file with the Committee and one copy, with comments, will be returned to the Applicant.

Each member of the Committee has an equal vote and a simple majority of all members will constitute a decision for approval or denial of an application.

The Applicant starts the formal review process by submitting the following REQUIRED INFORMATION:

### **PROJECT DATA**

1. Name of Applicant.
2. Address and telephone number of applicant.
3. Description of proposed construction.
4. Builder name, address and telephone number.
5. Construction schedule (start and completion).

### **SITE PLAN DRAWING**

A site plan drawn accurately to scale, showing location and extent of:

1. Lot lines.
2. Location of house.
3. Layout of proposed construction such as: drives, walks, etc., including dimensions, as appropriate.

### **GRADING PLAN**

A detailed grading plan showing finished contours, building elevations, spot elevations on pavements, drainage swales, structures, curb, gutter, sidewalk locations, etc.

### **LANDSCAPE PLAN**

A landscape plan and a conceptual irrigation plan for the entire site. Irrigation system must tap into and be made a part of the master irrigation system for Pinehurst Village. A representative of the Committee will review your lot and proposed landscape before approving your landscape and irrigation plans. Within the setback areas of each lot and along roadways, we ask that each lot owner plant shrubs and understory trees that will flower and/or provide color to enhance the scenery for all Pinehurst Village residents. We also ask that random masses of lowering shrubs and annuals be planted beneath the existing tree canopies.

### **WORKING DRAWINGS**

Complete working drawings and specifications for all proposed housing construction.

### **HOUSE SIDING**

A sample of the proposed house siding not less than one square foot in size with the proposed stain or paint color applied. Exterior colors within Pinehurst Village are restricted. Approved color and trim/exterior body combinations are on file at the office of the Craft Farms Property Owner's Association.

### **TRIM MATERIAL**

A sample of the proposed trim material not less than twelve inches long with the proposed stain or paint color applied. Exterior trim colors within Pinehurst Village are restricted. Approved trim colors are on file at the office of the Craft Farms Property Owner's Association.

### **BRICK/MASONRY**

A sample of any proposed brick or other masonry to be used, including grout color. Approved brick and grout colors are on file at the Craft Farms Property Owner's Association.

### **ROOFING**

A written statement of type and color of roofing to be used. Roofing material and colors are restricted within Pinehurst Village. Approved roof materials and colors are on file at the office of the Craft Farms Property Owner's Association.

### **ELEVATIONS**

Exterior elevations are restricted within Pinehurst Village. Approved

exteriors are on file at the office of the Craft Farms Owner's Association.

### **DETAILS**

Materials, specifications and color chips for the following:

Exterior Doors Garage Doors  
Patios/Decks Porches  
Fences and Walls  
Screen Enclosures  
Exterior Lighting  
Mechanical Equipment  
Screens

The Committee will meet to consider the application, and will render a decision by voting. An affirmative vote of a majority constitutes approval.

Within fifteen (15) days of completion of approved construction, the Applicant shall notify the Committee. The Committee then has up to fifteen (15) days to inspect the work. If the work is not done according to the approved application, the Committee has the authority to require the Applicant to remedy the defect within forty-five (45) days or be subject to removal of any unapproved construction.

### **CERTIFICATE OF OCCUPANCY**

Upon satisfactory completion of approved construction, the applicant may then apply for a Certificate of Occupancy from the City of Gulf Shores, Alabama.

### **DESIGN GUIDELINES - "Pinehurst Village"**

The purpose for the Architectural Review Committee is to ensure consistent application of these Guidelines. The Guidelines are designed to promote those qualities in Craft Farms which will bring value to individual properties and will promote the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography, and overall design of the community.

These Guidelines set forth very specific criteria related to site development and housing construction and represent the standards that will be applied by the Committee in reviewing proposed- construction.

### **NEIGHBORHOOD IDENTITY**

The Master Plan for Craft Farms provides for the identity of individual communities within the overall development. Residential development within those communities is to be directed toward the creation of clearly identifiable neighborhoods. Each neighborhood shall be designed according to the following criteria:

1. Entry: Each residential neighborhood shall have at least one clearly identifiable entry off a collector street. Entries shall include a neighborhood identity sign designed according to the Signage Guidelines with appropriate landscaping.
2. Separation: Each neighborhood shall be visually separated from other

adjacent neighborhoods with an internal street pattern that minimizes connection to other neighborhoods.

#### **LOT GRADING**

1. When grading the lot, the edges of all slopes should be rolled to create a natural appearance.
2. The applicant is required to replace any topsoil removed from lot during construction process.
3. Any change to grading shall be approved by the Committee. No new grading shall divert water onto other properties or alter existing drainage patterns.
4. Use contour grading varying slopes when possible to create a natural appearing land form.
5. Patios, lawn areas, shrub beds, etc., shall be sloped away from foundations.
6. All lots will have a 5' drainage easement along each side, except as otherwise labeled on the recorded plat. Easements must be protected during all grading and clearing activities.

#### **BUILDING RESTRICTIONS/SETBACKS**

1. Unless otherwise noted, the minimum setbacks for all residential buildings including outbuildings and garages shall be as set forth on the recorded plat.

#### **PARKING**

All single-family homes shall provide for off-street parking as follows:

1. All homes shall have garages with the capacity for at least two cars.
2. No driveway shall be steeper than 10 percent grade and shall be constructed of concrete or brick pavers. No asphalt, gravel or dirt will be allowed.
3. Automatic garage doors are mandatory. Side entry garages are strongly recommended with front entry garages being allowed with approval by the Architectural Review Committee.

#### **BUILDING ARCHITECTURE**

The overall goal of the Community Development Guidelines is to maintain high quality and harmonious design within each neighborhood, while allowing for diversity and individual choice of home style. Homes within Pinehurst Village are restricted to those approved by the Architectural Review Committee and on file at the Craft Farms Property Owners' Association office. No specific exterior structural changes with respect to the plans will be allowed without prior approval by the Architectural Review Committee.

## **BUILDING SITE**

The Applicant is encouraged to carefully evaluate the finish floor elevation of each home relative to the adjacent homes' finish floor elevation and the existing grade. All homes in Pinehurst Village shall be constructed with a minimum 12" above existing grade.

In order to maintain consistent street side character of the homes along each street, abrupt or unnecessary modifications to the existing grades are discouraged.

A 5 foot drainage easement on all side yards has been incorporated into lot set backs and should be protected at all times during clearing and construction activities.

## **EXTERIOR FACADES**

All exterior elevations within Pinehurst Village are limited to the plans on file at the Craft Farms Property Owners' Association office. Significant exterior structural changes are not allowed without the prior approval of the Architectural Review Committee.

## **DOORS**

The front door shall be located and delineated to adequately define the main entry. Storm and/or screen doors are not allowed on the exterior side of the front door.

## **WINDOWS**

All windows sashes shall be painted or made of non-reflective metal frames and dividers. No reflective glass is permitted. All windows shall be covered with curtains, drapes or other acceptable coverings within (2) months of occupancy. All windows coverings on windows facing the street will be constructed in such a way that white is seen from the street.

## **TRIM AND MOLDING/SHUTTERS**

1. Trim and molding shall be used to provide a finished quality to the structure.
2. Awnings, canopies and shutters shall not be permitted or affixed to the exterior of the building without prior approval by the Committee.
3. Hurricane storm shutters shall not be stored on the exterior of the residence unless approved by the Committee.

## **GARAGES**

1. Attached garages shall be designed as integral elements of the house.
2. Automatic Garage doors are required.

## ROOFING

1. Acceptable roofing materials include asphalt shingles: G.A.F. minimum grade Woodline or equal; glass-fiber shingles. Other materials will be evaluated on an individual basis and in accordance with the procedures listed herein. The roofing must be approved by the Architectural Review Committee and may be disallowed.
2. All rooftop appurtenances (vents, stand pipes, etc.) shall be painted to match the roof or trim color. Locate these appurtenances on the roof pitch away from the street if possible. Rooftop heating or cooling units of any type are prohibited.
3. Any solar collectors shall be placed so as to appear as an integral part of the roof structure.
4. All exterior satellite dishes larger than 1 meter diameter are prohibited

## EXTERIOR MATERIALS

1. Only building materials of proven durability and quality are to be used.
2. Siding and trim materials shall be sufficiently rigid to prevent warping.
3. All exterior painting of a home shall be one of the approved color combinations. Approved colors are on file with the Craft Farms Property Owners Association.

## LANDSCAPE

The following LANDSCAPE GUIDELINES set minimum standards for the landscaping within single-family neighborhoods to be provided by the Applicant. Each owner is required to submit a landscape and irrigation plan prior to the start of site disturbance. Views of surrounding property will be protected.

## MINIMUM REQUIREMENTS

1. All housing lots shall be landscaped by the Applicant prior to home occupancy or within twenty (20) days after, weather conditions permitting.
2. Erosion control measures must be in place prior to home occupancy. This includes erosion seeding and other applicable measures such as riprap on those lots which border a storm drain line which outfalls at the low part of a home site. Erosion control fencing shall be in place during the entire construction phase of each home site and shall remain until the home is occupied and the site is properly landscaped and maintained if needed.
3. An irrigation system tapped into the main master Pinehurst Village irrigation system is required for all landscaped areas installed by the Applicant. All irrigation systems are to be below ground, fully automated. All backflow control devices are to be located or screened so that they are not visible from public streets.
4. All landscaping installed by the Applicant on the lot shall be provided and installed within twenty (20) days of occupancy.
  - a. Front areas from rear of home to street shall present an attractive appearance, emphasizing and reinforcing the major entry and the architectural design of the house. Landscaping appearance shall

incorporate a mix of trees, shrubs and ground cover equal to scale and design of the house provided by Applicant.

- b. Rear of the home must have a minimum of four(4) approved trees. Care should be given to ensure that surrounding views of golf course are protected and any landscaping placed beyond the setback lines on golf course lots must be not be higher than four foot in height and must be maintained as such. Committee will inspect each site and existing trees. Trees important to golf play will not be allowed to removed, although shaping and trimming will be allowed.
- c. The immediate area around each house shall be proved with shrubs and/or hedges sufficient in size and quantity to provide an effective foundation planting.
- d. Each lot shall also be provided with sufficient shrubs, hedges and/or groundcovers to provide partial screening, seasonal color and intermediate scale to the lot.
- e. All areas of the lot not landscaped in planting beds shall be sodded with approved grass species.
- f. All landscaped and sodded areas shall be irrigated.
- g. A 5-foot drainage easement, or as otherwise noted on recorded plat, is required for each side yard. Easements are to be maintained by the property owner and protected during construction activity.
5. Undeveloped areas, held in reserve for future building or pavement development by an applicant need not be irrigated or fully landscaped. However, these areas shall (if the natural vegetation has been disturbed or is deemed inadequate to prevent erosion), as a minimum, be seeded with a drought resistant turf mix to hold down weed growth and to minimize wind and water erosion.
6. The use of nonliving objects such as ornaments or statues in landscape beds is discouraged, particularly in front or side yards visible from adjacent properties and roads. The Committee must approve all exterior objects and sculptures.

#### **ACCEPTABLE LANDSCAPED MATERIAL AND PRACTICES**

##### 1. Plant Quality/Size:

- a. Plant material used for landscaping in conformance with the provisions of this section shall equal or exceed the standards. Standards for sizing and measurements of plant material shall also be in accordance with this document. The sizes for plant material given in this chapter shall be the minimum size at the time of installation.
- b. All "major" shade trees shall be a minimum of ten (10) feet in height with a minimum spread of eight (8) feet. All trees shall have a minimum planting area of twenty-five (25) square feet with a minimum distance of two and one-half (2-1/2) feet from the center of

the tree trunk to the near edge of any landscape area.

- c. Shrubs, classified as a "spreading type", shall have a minimum spread of eighteen (18) inches; those classified as an "upright type" shall have a minimum height of thirty (30) inches. The Committee shall reserve the right to approve a lesser size of shrub with greater density.
- d. Groundcovers shall be in minimum of 3-gallon pots and planted at a minimum of eight (8) inches on center.
- e. Hedges shall be planted a minimum of three (3) feet on center. Shrubs used in hedges shall be the minimum size required for shrubs set forth in this chapter.

## 2. Workmanship:

- a. All plant material shall be installed in accordance with best standard nursery practice, with the quality of plant materials as described in this section.
- b. All major and minor trees with root systems which are likely to cause damage to public roadways or underground utility lines shall not be planted so as to damage such public works.
- c. Use of indigenous inorganic materials (i.e., rocks, gravel) to function as groundcover or paving substitutes shall be allowed only with Committee approval and shall be used only when governed by a strong design concept or in areas where organic material will present maintenance or logistics problems.

All major and minor trees shall have a mulch bed with a minimum radius of two and one-half (2-1/2) feet measured from the center of the tree trunk(s). Each shrub shall have a mulch bed that has a minimum radius of twelve (12) inches measured from the center of the plant. Shrubs planted in mass shall have a continuous mulch bed. All vines and groundcovers shall have a bed minimum of two (2) inches in depth.

## 3. Recommended Plant Material/Palette

- a. The plants listed in this section are permitted for use in landscaping. The Committee must approve exceptions to this list.
- b. Plant material marked with \* are recommended for street right-of-way planting. All major trees used in the project (except right-of-way) shall be 2-1/2 inches minimum caliper. Other trees can be used as approved by the Committee after submittal.

### Major Trees

Chinese Elm	(Ulmus Parvifolia Semper Virens "Drake")
Laurel Oak	(Quercus Laurifolia)*
Live Oak	(Quercus Virginiana)*
Red Maple	(Acer Rubrum)
River Birch	(Betula Nigla)
Slash Pine	(Pinus Elliotti)*
Southern Magnolia	(Magnolia Grandiflora)
Sweet Gum	(Liquidambar Styraviflua)
Sycamore	(Platanus Occidentals)*

Tulip Poplar	(Liriodendron Tulipifera)
Water Oak	(Quercus Nigra)
Bald Cypress	(Taxodium Distichum)*

**Minor Trees**

American Holly	(Ilex Opaca)
Bradford Pear	(Pyrus Calleryana "Bradford")
Cherry Laurel^	(Prunus Caroliniana)
Chinese Tallow Tree	(Sapium Sebiferum)*
Crepe Myrtle	(Lagerstronemia Indica)
Wax Myrtle	(Myrica Cerifera)*
Weeping Willow	(Salix Babylonica)

**Shrubs and Hedges**

All plant material used for hedges and screens shall be planted to create an eighty (80%) percent opaque screen at thirty (30) inches of height. The following is a brief of representative material. Other material can be used as approved by the Committee after submittal

Azalea	(Rhododendron Sp.)
Common Oleander	(Nerium Oleander)*
Dwarf Burford Holly	(Ilex Cornuta Burfordi Nana)
Dwarf Oleander	(Nerium Oleander Nanum)
Firethorn	(Pyracantha Coccinea)
Japanese Privet	(Ligustrum Japonicuim)
Red Top	(Photina Serrulata)

**LANDSCAPE MAINTENANCE**

1. All plantings shall be maintained in healthy growing conditions. Fertilization, cultivation and pruning shall be carried out on a regular basis.
2. Dead or dying plants shall be removed and replaced as quickly as possible thirty (30) days maximum, unless seasonal conditions prohibit.
3. All plantings to be irrigated or watered as often as necessary to maintain healthy growing conditions.
4. All lawns shall be kept neat and mowed to a maximum of three (3) inches in height.
5. The site shall be maintained in a safe, clean and neat condition free of rubbish and weeds.
6. Irrigation systems are to be kept in proper working condition. Adjustment, repair and cleaning are to be done on a regular basis.
7. Landscaping placed beyond the setback lines on golf course lots must be no higher than four (4') feet in height and must be maintained as such.

**FENCING**

Throughout Craft Farms fencing is prohibited on golf course and lake fronting lots. All above ground fences will not be allowed without written consent of the Architectural Review Committee. Invisible or below ground fencing will be allowed.

## **SCREENING**

Screening of mechanical equipment, such as air conditions, pool equipment, grinder pump components, generators, etc., will be allowed subject to committee approval using materials which relate to the principal architectural features of home in design, location and the way in which it connects to existing house. Approved plant material may also be used to screen unsightly or mechanical equipment. The purpose of the screening requirement is to ensure that residential neighborhoods have a neat and orderly appearance free from the visual clutter that detracts from property values and community character.

Screening of pools and outside Jacuzzis will be allowed subject to the City of Gulf Shores and Architectural Review Committee approval. Emphasis will be given by the Committee to protecting adjoining views of golf when reviewing the proposed pool and enclosure placement on lot.

## **GARBAGE AND REFUSE**

All trash, refuse, rubbish, garbage and other wastes shall be kept in closed containers such as garbage cans, waterproof boxes, etc. These containers shall be kept out of view when not being emptied by refuse company.

## **FIREWOOD**

Firewood shall be neatly stacked and should be located within the confines of a screened enclosure or area.

## **MECHANICAL EQUIPMENT/UTILITIES**

All utilities shall be installed underground. On-grade utility appurtenances, such as electrical transformers, utility meters, generators, etc., shall be screened using approved landscape planting.

All homes within "Pinehurst Village" will be connected to the sewer accepted by the Utilities Board of the City of Gulf Shores.

Mechanical equipment, such as air conditioners, heating equipment, etc., shall be installed as an integral part of the architecture whenever possible. Under no circumstances shall these items be roof mounted or located in such a way as to be visible from neighboring properties or public streets.

## **MISCELLANEOUS ITEMS**

### **SIGNAGE**

1. Each residential development will have a neighborhood identity sign designed in accordance with these guidelines.
2. No other signs of any type shall be displayed on the home site after initial occupancy, except for a single sign advertising the home for sale or rent. This single sign shall be in accordance with these design guidelines.
3. No signs shall be posted in the windows of a home except

specifically approved by the Committee.

4. House numbers may provided the numbers are permanently installed as an integral part of the architecture. House numbers shall also be provided on the mailbox.
5. All temporary sales center signs or other individual builder signs must be approved by the Committee.
6. All streets within Craft Farms will have a coordinated street name/stop sign system provided by the Developer.

#### **MAILBOXES**

All mailboxes within "Pinehurst Village" at Craft Farms will be of consistent design and color as approved by the Committee. A drawing of the approved mailbox system is available at the office of the Craft Farms Property Owners' Association. The mailboxes and posts shall not be stained or painted in a color different from the original. Because the approved mailbox system contains a newspaper box, other boxes, newspaper tubes, etc., shall not be installed or affixed to the original mailbox or post. The Developer will provide the initial mailbox at no cost to the Purchaser. All subsequent maintenance and replacement of approved mailboxes is the responsibility of the Applicant. Architectural Review Committee will provide applicant with mailbox specifications, model number and vendor.

#### **LIGHTING**

1. Site-specific exterior façade lighting of houses shall not be directed in such a manner as to create an annoyance to adjoining properties.
2. No other exterior lighting visible fro the street shall be allowed except for approved lighting originally installed on the residence.
3. High wattage area lighting ("yard lights") is prohibited. Illumination of roofs or features on roofs is prohibited. Multi-colored façade lighting is prohibited. The Committee may approved discreet driveway and walk lighting.

#### **ANCILLARY STRUCTURES**

1. The Committee shall approved all ancillary structures, such as greenhouses, trellises, arbors, cabanas, etc. Any such structure shall be sited and designed to be compatible with the house and all adjacent houses, etc.
2. In no case shall ancillary building be located outside the building unless approved by the City of Gulf Shores.

#### **DRIVEWAYS**

The Committee shall approve any modification to a driveway. In no case shall the width of the driveway at the curb be widened. Any widening inbound of the curb shall be smoothly transitioned back to the curb. No driveway shall be steeper than 10 percent grade and shall be constructed of concrete or brick pavers. No asphalt, gravel or dirt driveways will be allowed.

## **SIDEWALKS**

After the Developer installs the sidewalks, the Applicant shall be responsible for repairing and/or replacing sidewalks if damaged by the Applicant or builder.

## **RETAINING WALLS**

1. All retaining walls shall be approved by the Committee and will conform to these guidelines. The applicant is encouraged to use materials that are compatible with the building construction (wood painted or stained to match the house, brick or stone to match the house, etc.)
2. Retaining walls, which divert water onto other properties or otherwise substantially altering existing drainage patterns, are prohibited.

## **EXEMPTIONS**

The following types of changes, additions or alterations **do not** require the approval of the Committee. Although exempted, all work must proceed in accordance with all state and local building codes and other construction requirements.

1. Addition of plants to a property in accordance with a previously, approved landscape plan.
2. Modifications to the interior of a residence when those modifications do not materially affect the outside appearance of the structure.
3. Repainting and/or re-staining in original colors.
4. Repairs to a structure in accordance with a previously approved landscape plan.
5. Placement of real estate "For Sale" signs that are in accordance with approved signage guidelines.

## **PROHIBITED USES**

Certain uses are prohibited within residential neighborhoods at Craft Farms. Among those prohibited uses are the following (refer to the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR CRAFT FARMS for more detail):

### **Noxious or Offensive Activity**

Uses or activities that constitute an annoyance or nuisance to the neighborhood are prohibited at Craft Farms, including those which will detract from the overall enjoyment and quality of the neighborhood.

Uses or activities that are defined as noxious or offensive include, for example, parking vehicles on lawns or front yard areas during construction, exterior sound systems that create noise heard beyond the property lines, etc.

### **Outdoor Storage**

Storage of trash, and other miscellaneous items in an unscreened area on a residential site is prohibited.

## **Commercial Uses**

Most business activities are prohibited within residential neighborhoods in Craft Farms. Prohibited activities include in-house businesses that attract clients or customers, such as beauty salons, etc. Such in-home businesses as machine shops, car repair, or other similar commercial/industrial businesses are also prohibited.

**ALL CONTRACTORS AND CONSTRUCTION VEHICLES MUST USE COUNTY ROAD 4 FOR ACCESS TO "PINEHURST VILLAGE".**

## **PROTECTIVE COVENANTS**

Supplement to this document are the Declaration of Covenants, Conditions and Restrictions for Craft Farms. These covenants are the legal document that is accepted by every homeowner in Craft Farms when title to the property is taken.

The Covenants establish the Architectural Review Committee and give the committee the authority to establish the additional guidelines and procedures set forth in the preceding pages.

Where the Covenants and Guidelines differ in requirement or procedure, the more restrictive shall apply. Where the two are contradictory, the Covenants shall prevail.

## **CRAFT FARMS PROPERTY OWNERS ASSOCIATION, INC.**

As described in the Protective Covenants, all common property will be transferred and maintained by the Craft Farms Property Owner's Association, Inc. These common property areas include, but are not limited to: Detention pond areas, streets, roadways and common areas as shown on the recorded plat of "Pinehurst Village", sidewalks, entry features at major project entrances, landscape improvements along boulevards and streets and recreation areas.

The Developer does hereby reserve for itself, its successors and assigns, the right to grant certain, but not necessarily all, owners of real property adjacent to the designated roadway, a nonexclusive easement and right to use the roadway for ingress and egress which shall include the right to pass through a security gate, if one exists.

## **APPENDIX A DEFINITIONS**

As used in the Residential Guidelines, the following terms shall have the meaning given in this section unless a different meaning is clearly required by the context.

1. **APPLICANT**  
Any person or organization who or which has made or intends to make a submittal to the Committee for its review and comment or official review and approval/denial of the submittal.
2. **ARCHITECTURAL REVIEW COMMITTEE**  
A special committee as established under the provisions of the Residential Guidelines for the purpose of reviewing and approving or denying proposals for land and building improvements within Craft Farms.
3. **AREA, GROSS FLOOR**  
The sum of the gross horizontal areas of several floors of a building or portion thereof, including the basement, if any, as measured from the

exterior faces of the exterior walls of such building.

4. BUILDING  
Any structure intended for shelter, including all projections or extensions, garages, outside platforms and decks, carports, canopies, enclosed malls and porches.
5. DRIVEWAYS  
Vehicular pavement on private property used for access to parking lots, building entries, loading and serving areas. Driveways must be concrete.
6. IMPROVEMENTS  
Shall mean and include, but not be limited to, buildings, parking areas, driveways, access roads, loading areas, parking areas, walkways, walls, fences, hedges, plantings, signs, exterior lighting, window coverings visible from streets or other physical structures or changes of any type or kind made to or upon any land within the property.
7. LANDSCAPING  
A space or ground covered with lawn, groundcover, shrubbery or trees and the like which may include earth berms, walls, fences or similar materials, all harmoniously combined with themselves and with other improvements.
8. OCCUPANT  
Any person or organization who or which has purchased, leased, rented, or is otherwise legally entitled to occupy and use any building site or sites, whether or not such right is exercised.
9. OPEN SPACE (UNOBSTRUCTED)  
Any portion of a privately owned property that is not covered by a building, parking area, driveways or other vehicular pavements. Such open space area must be landscaped according to the Landscape Design Guidelines.
10. PUBLIC STREET  
Any dedicated right-of-way within the property and shown on any recorded subdivision plan whether designed thereon as street, boulevard, place, drive, road, terrace or way.
11. SCREEN  
The use of walls, fences, or plant material, as called for in the Residential Guidelines, in such a way as to minimize the visual exposure of the object or objects being screened.
12. SETBACK, BUILDING  
The distance between the property line of a tract and any point on the exterior face of a building. Setbacks from streets shall be measured from the street right-of-way line with the minimum setback extending continuously from side lot line to side lot line.
13. SETBACK, PARKING  
The distance between the property line of a tract and the back curb line of an area for the parking of vehicles.
14. STRUCTURE  
Shall mean and refer to any thing or device, the placement of which upon any tract might affect the physical appearance thereof, including, by way of illustration and not limitation, buildings, sheds, covered patios, fountains, swimming or wading pools, fences, walks, signs, and trash enclosures.

15. USE, PERMITTED

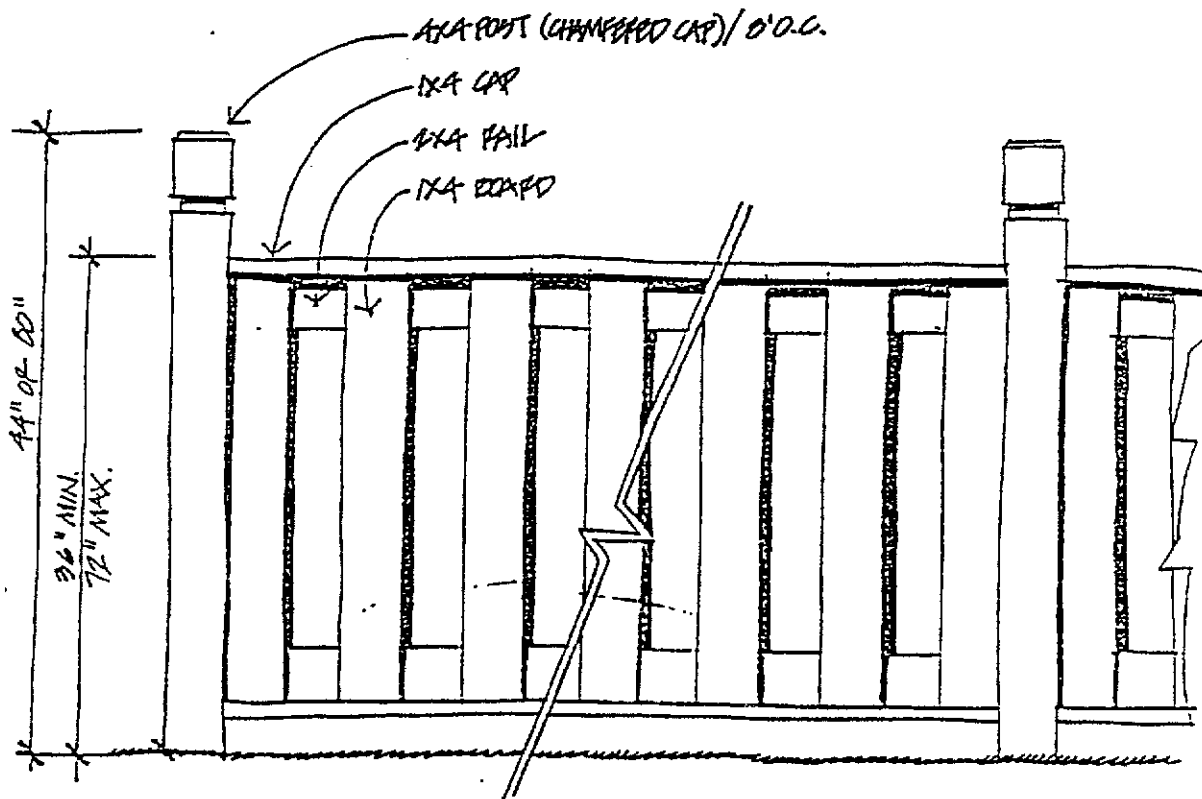
Those uses specified in the Residential Guidelines and other uses similar in character and impact.

16. VARIANCE PROCEDURE

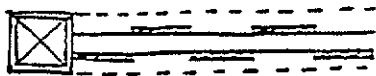
Owners may apply for a variance through the Architectural Review Committee by filing with the Committee a written request for a variance specifying the grounds thereof. After the Committee has received the written request for a variance, it shall fix a reasonable date and time for the hearing on the variance, giving the other owners within the village and the CPOA Board notice thereof as well as due notice to the party(s) in interest. After reviewing the application, the Architectural Review Committee shall have the authority to (a) deny the variance; or (b) to authorize the variance provided the change will not be contrary to the public interest and interest of the other owners within the neighborhood, does not deviate from the quality and harmonious design within the neighborhood, and where a literal enforcement of the provisions of the Residential Guidelines will result in unnecessary hardship on the part of the applicant. The decision to grant or deny the application for a variance is totally within the discretion of the Architectural Review Committee. However, the Applicant may appeal the decision in accordance with the Association By-Laws.

17. UNNECESSARY HARDSHIP

For the purposes of these Guidelines, the term "Unnecessary Hardship" means financial loss not self-induced and of a kind uncommon to the property owners within Pinehurst Village subdivision.



ELEVATION

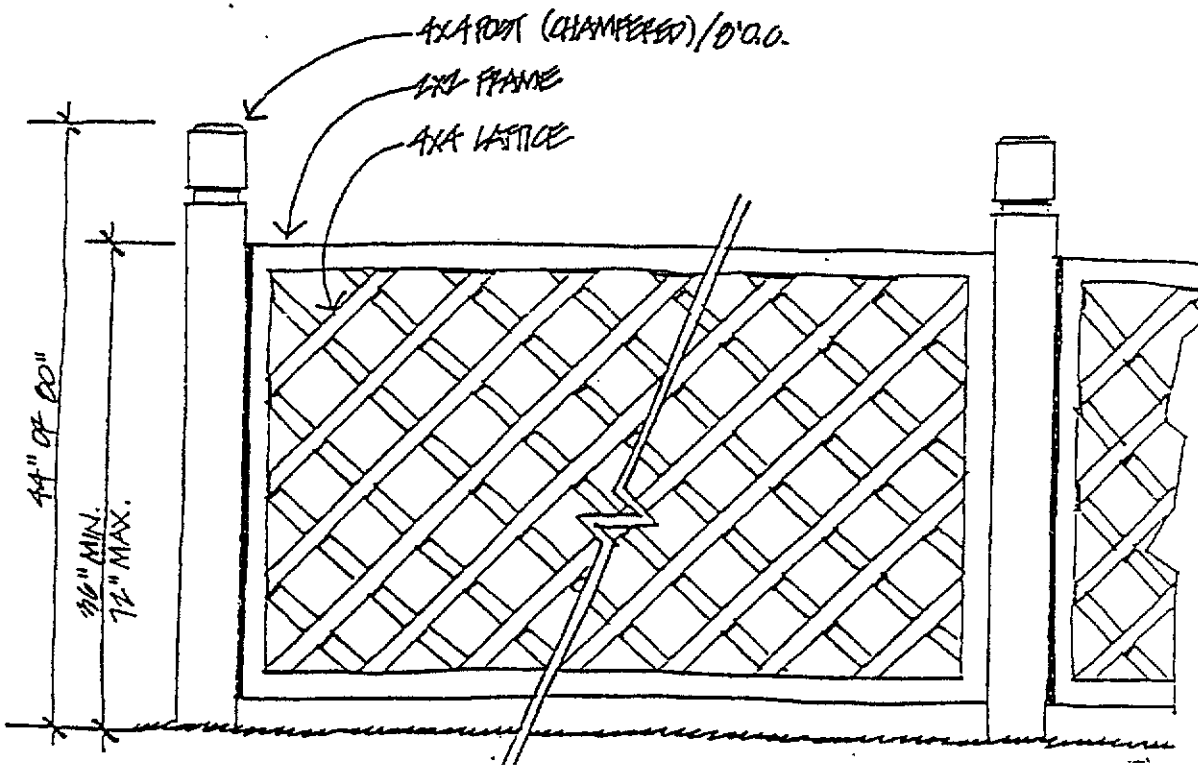


PLAN

A FENCE TYPE 'A'  
1

(A) FENCE TYPE 'B'  
Z

(A) FENCE TYPE 'B'  
Z



(A) FENCE TYPE 'B'  
Z