

Idlewild

Property Owners Association

GUIDELINES FOR ARCHITECTURAL REVIEW DECISIONS

All statements or questions applicable to application must be true or answered in the affirmative for approval to be granted. The Architectural Review Committee's answer to subjective questions, if negative, must be a unanimous decision.

GENERAL

(CC&R Article 3)

- Will the proposed addition maintain a pleasant and desirable atmosphere in the subdivision?
- Is the overall design compatible with the surrounding properties?
- Will the proposed addition protect and promote the value of existing properties?
- Work will not involve re-grading of the lot or removal of trees.
- The proposed addition is not to promote, support, or conduct a business.

STRUCTURES

(CC&R Articles 3.(a)(1) & (2), 5., 9., 10.)

- Does the structure comply with setback lines mandated for subdivision zoning by City of Fairhope (35 foot front & rear, and 10 foot side)?
- Is the architectural design, and are finish colors, visually harmonious with neighboring properties?
- Is the exterior constructed of brick, hardiboard, durarock, or vinyl siding not exceeding 20% of the exterior surface?
- Is the roof pitch at least 8 in 12?
- Is the roof finished with asphalt architectural shingles?
- The structure is not prefabricated.

RESIDENTIAL STRUCTURES & ADDITIONS

(CC&R Articles 3.,4.,8.,11.,13.,15.,24.,25.)

- Will the final appearance maintain the custom built atmosphere of the subdivision?
- Is the total enclosed heated and cooled area at least 2000 square feet?
- Is the enclosed ground floor area at least 1200 square feet?
- Is the finished slab grade 12 inches above nominal grade at curb?
- Is the fireplace chimney enclosed with materials architecturally compatible with residence?
- Is the driveway of adequate size to allow off-street parking of 3 passenger vehicles?
- Is the mailbox enclosure constructed of brick or durarock matching the main residence?
- Will a sidewalk be constructed?
- Will the lot be sodded (as a minimum)?

FENCES & HEDGES

(CC&R Article 19.)

- Have adjoining property owners agreed in writing to lot line installations?
- Is the fence at least 5 feet inside the lot line (unless on the lot line)?
- Is the fence of wood or black ornamental iron construction?
- Are the fence and gate designs compatible and similar on all sides?
- Is a fence in excess of 5 feet in height of shadow box style?

PATIOS, DECKS, COVERS & GAZEBOS

- Is the patio or deck connected to the main residence?
- Is the patio constructed of poured concrete or flagstones?
- Is the deck constructed of treated lumber or composite material?
- Do deck supports rest on concrete footings?
- Is the gazebo at least ten feet inside lot lines?
- Is the gazebo installed on a concrete slab or footings?
- If finished, is the deck or gazebo color compatible with the main residence?

SHUTTERS, CANOPIES, AWNINGS, & COVERS

(CC&R Article 28)

- Is the canopy, awning, patio or deck cover connected to the main residence?
- Are the materials of construction and finish colors compatible with the main residence?
- Will the installation maintain the attractive appearance of the subdivision?

POOLS & SPAS

(CC&R Article 20.)

- Is the pool in ground?
- Is pool ancillary equipment screened with an architecturally compatible enclosure?
- Is the spa adjacent to the main dwelling?
- Is the pool or spa screen or enclosure connected to and architecturally compatible with the main residence structure?

LIGHTING

(CC&R Article 12.)

- Lighting is for security, footpath illumination, or architectural enhancement.
- Lighting will not create a nuisance for adjoining properties.