

North Hills at Fairhope

Architectural Review Process & Guidelines

Each approved builder shall submit two full sets of plans for review. Plans shall include site plan, elevations, floor plan, exterior details & preliminary landscape plan. \$300 plan review fee.

No construction upon a home site may commence until the home has been approved by the Architectural Review Committee (ARC) and the builder has been approved by the ARC and included in Builder's Guild.

No burning of materials or debris on site. An on-site dumpster is required during construction. Each builder is responsible for keeping trash cleaned up and is responsible for monitoring sub-contractors and keeping site clean during construction period.

All additions and modifications to homes must be approved by the Architectural Review Committee and must be of same material as original structure.

Interior of homes will require 10' ceilings on main floor.

All windows must be of wood construction. No aluminum or vinyl windows will be allowed. Wood windows may have a vinyl or fiberglass clad on exterior.

No vinyl shutters will be allowed.

No flood lights will be allowed on front of home.

Fences shall only be of North Hills at Fairhope approved design which will only consist of black aluminum ornamental not to exceed 48" and wood privacy fence not to exceed 6' with approved design and stained in Coffee Brown color. Cooper Fence Company has all approved fencing criteria and examples will be set forth in covenants

Final landscape plan to be submitted and approved by the ARC before installation of yard, to include specimen of trees.

Mechanical equipment, pool equipment, A/C, electrical is to be blocked from street view with landscaping.

Irrigation system to be installed in all yards.

Approved exterior materials to include the following: Used brick or wood mold brick, stone, wood, approved artisan siding and painted brick.

Brick & stone samples to be submitted with plan approval.

Vinyl siding is prohibited. Porch ceiling must be constructed of V-board, beaded board or approved material. Wood on all fascia and soffits.

Playground equipment to be out of street view.

Satellite dish to be approved by the ARC and not visible from street.

Chimneys may only be clad with brick, stone, or wood. Any wood burning fireplace is to have a chase constructed of brick, wood or Hardi-board. Any gas fireplace with vented pipe exposed to street view will be constructed as listed above. Any gas fireplace vent not in view of street must be painted to match roof shingles.

All roof penetration, roof jacks, etc. are to be painted to match roof.

Roofing shall be dimensional shingles equal to Timberline series, cedar shakes, slate or other natural materials. Metal roofs are allowed, but color to be limited & approved by the ARC. Copper accents are allowed.

Each garage may not face to front of street and openings must be from opposite side on entering street only unless approved by ARC.

Only two signs are allowed to be displayed on the home at any time, contractor display sign, the Realtor sign, & ARC approved signage.

This is an overview of Architectural Review Committee rules and regulations.

Square Foot Minimum

Estate Lots

Phase 1: Lots 1 - 21 & 38 - 48
Phase 2: Lots 49 - 80 & 107 - 112

3000 sq. ft. minimum

Villa Lots

Phase 1: Lots 22 - 30
Phase 2: Lots 89 106

2600 sq. ft. minimum
rear access off alley only

Cottage Lots

Phase 1: Lots 31 - 37
Phase 2: Lots 81 - 88

2800 sq. ft. minimum

Property Owners Association

Annual POA dues

\$1250

Prices are subject to change without notice

www.northhillsatfairhope.com

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