

PENINSULA
GOLF & RACQUET CLUB

COMMUNITY DEVELOPMENT CODE & LAND USE STANDARDS

“Architectural Design Guidelines”

Revised March 1, 2004

COMMUNITY DEVELOPMENT CODE & LAND USE STANDARDS

INTRODUCTION

This book is intended to serve as a reference for home design in Peninsula. In order for the community to reach its full potential, the enthusiastic participation of individual homeowners is essential.

These guidelines have been created to introduce you to the development and acquaint you with the role owners will play. A diligent effort has been made to communicate information that should be both interesting and useful to owners and designers. The contents will save many hours of research and, consequently, expense in the design of your home.

The concept of the Peninsula is unique. Accordingly, these guidelines will help you understand and appreciate the attention to special detail that will make each Peninsula residence individual and yet compatible with each other.

The Architectural Review Board (ARC) must approve all architectural elevations, features and materials, as well as landscaping, of any home within Peninsula. Upon completion of construction of any home, the ARC must inspect the home and landscape to ensure that the home has been constructed in accordance with approved plans and specifications. Any future additions or attachments to a home or landscape (including outside play structures and fences) require the prior written consent of ARC.

Building Inspection Department

The City of Gulf Shores issues all permits for structures including single family homes. Additionally, this department assigns the minimum building floor elevation, based on the flood insurance rate maps for each individual house. This department must also do periodic inspections during construction to see that the minimum building code standards are being met. Upon completion of construction a final inspection is made and Certificate of Occupancy is required from this department prior to occupying the house.

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ARCHITECTURAL REVIEW CHECKLIST

EXAMPLE OF A COMPLETE SET OF PLANS

REVIEW PROCESS

Approval Process Checklist

ARC has been established to evaluate all proposed structures to be built in the Peninsula's community. There is a six-step process to facilitate your preparations for building your home.

1. Review the Peninsula Architectural Design Guidelines; Master Declaration of Covenants, Conditions and Restrictions; and Supplemental Covenants, Conditions and Restrictions.
2. Select design consultants and provide these guidelines to them.
3. Site Evaluation - Proper positioning of your home on its lot requires that you understand all of its unique natural features including views and topography. The following is a typical list of features to evaluate in designing an overall concept for your home:
 - a. Preserve the existing major trees and other natural low shrubs, to the maximum extent possible.
 - b. Note any drainage swales or ditches that need to have unimpeded flow.
 - c. Locate your driveway to preserve trees and other natural features.
 - d. Note the location of the utility corridor in front of your home.
 - e. Locate your garage so the front view of the house is not obscured by the garage when driving into the development.
 - f. Homes on corner lots shall be designed so both street elevations have the same character and detail.
 - g. Homes on golf course lots shall be designed so both the street and golf course elevations have the same character and detail.
4. Conceptual Sketch Review - This *optional step* allows an owner to submit a preliminary design and layout concept to the ARC for comments and suggestions. The ARC will either make recommendations and/or authorize proceeding to the next step. This "working together" step has been included early in the process to both confirm a correct analysis of the site and save you from making major alterations after substantial architectural design time has been accrued.
4. Architectural Review and Approval - Submit two (2) copies of construction documents and specifications to the ARC for review and approval. This review verifies that the Architectural Design Guidelines have been followed and the home conforms to the restrictive covenants. **NO REVIEW WILL BE SCHEDULED WITHOUT ALL SUBMITTAL REQUIREMENTS.**

5. **Building Permit** – After the ARC has given approval, your plans and specifications should be submitted to the City of Gulf Shores for the final building permit before construction can begin.

Submittal Requirements

1. **Review Fee** – A review fee of \$ 300.00 is required.
2. **Construction Compliance Fee** - \$ 2,500.00 is required at time of submission, by owners who do not use a Peninsula Featured Builder. (Fee is refundable at construction completion, provided all stipulations of approved ARC submittal are met).
3. **Corners Staked and Trees Flagged** – At the time of submission, the corners of the house should be staked on the lot in the proposed locations. Major trees to be saved should be flagged.
4. **Drawings** - Submit two sets of architectural drawings that are bound, 24" x 36", and include the following:
 - a. Site Plan
 - b. Floor Plan
 - c. Elevations
 - d. Landscape Plan
 - e. Detail Sections
 - f. Additional Plans

Site Plan Requirements:

- 1" = 20'-0" scale
- North arrow
- Property lines with dimensions and bearings, and corner markers
- Existing and proposed contours
- Dwelling to be indicated as exterior walls with entry, exterior stairs, roof and deck lines shown and noted
- First floor elevation (FFE) indicated to be a minimum of 1' – 6" above centerline of road
- Setback limits shown
- Building accurately located from property lines within setback limits.
- Drives and walks shown. Location, dimension, and materials for walks and driveways

- Show all existing roads, utilities, and other improvements.
- Location and width of easements and setback lines.
- Existing ditches, streams, drainageways, structures and wetlands

Floor Plan requirements:

- 1/4" = 1'- 0" minimum
- Heated and cooled square footage calculated for each floor and totaled.
- Room use labeled.
- All windows and doors with swings shown
- All overhangs of floors or roofs above shown as dashed lines.
- All fixtures, cabinets, and appliances shown.
- Dimension overall limits of plans.
- Ground Level Plan must indicate driveway location, stairway, garbage, and HVAC enclosures.
- Location of HVAC unit, trash enclosure(s) and pool equipment with screening wall location type for each
- Utility meter location(s)
- Roof plan with roof penetrations shown (may be shown on separate sheet).

Elevation requirements:

- All four elevations required.
- 1/4" = 1'- 0" scale.
- Show how building relates to actual grade level at site.
- Show utilities screening type and location.
- Indicate overall height from grade to highest ridge of roof.

Landscape Plan requirements:

- At 1" = 20' scale (minimum)
- Variety, size, location, and the number of all materials
- Type and limits of sodded areas
- Irrigation System

Detail Section requirements:

- Deck and railing details at appropriate scale (if applicable).
- Screened porch details (if applicable).
- Typical fence or screening details at appropriate scale

Additional Plans requirements:

- Specifications - finish, doors, windows
- Electrical plans - include exterior lighting

Note: *For more detail on restrictions and allowances see Declaration of Covenants, Conditions and Restrictions.*

SITE PLANNING, DESIGN AND CONSTRUCTION

A great deal of care has been taken in the planning of Peninsula. Detailed plans have been created to preserve the vegetation, topography, and the delicate balance of natural drainage systems and wetlands.

All improvements that have been planned will be strategically implemented to minimize alteration to the land and impact to the ecosystems. This philosophy will be continued at all levels of development, including individual homesites.

We have included specific criteria and guidelines in the following section to help you accomplish these goals.

Natural Lot Restrictions

There are guidelines for setbacks and vegetation control on all Peninsula lots.

No removal of trees is permitted without prior approval of the ARC. No trees larger than 4" in diameter, measured two feet above grade, are allowed to be removed unless they fall within the building pad or driveway, or the trees have been damaged or are dead.

In areas designated as "green belts" neither vegetation nor the topography may be altered. Exceptions will be considered if fencing is requested. If the "green belt" is disturbed, either intentionally or accidentally, the lot owner is responsible for replacing the disturbed area in its original condition.

Setbacks

There are minimum setback standards for Peninsula homesites that govern the location of the home, fences, pool enclosures, etc. All setbacks are measured from and perpendicular to your property lines.

Refer to the subdivision plat for setbacks on each lot.

Building Height Restrictions

Structure height shall not exceed thirty-five (35) feet measured from the first floor; not to exceed 3 feet (3').

First floor finished elevation must be a minimum of 1'-6" above the centerline of the road.

Flood insurance coverage is available to all Peninsula property owners and can be purchased through the National Flood Insurance Program. This program contains various minimum elevation requirements for the first floor of buildings located in zones "A" or "V", as shown on the Federal Flood Maps. There are no minimum elevation requirements for buildings located in

zones "B" or "C". You should inquire as to what flood zone your property is in.

Other property insurance coverages (fire, wind, etc.) are available through various private insurance carriers. While certain carriers may readily provide coverage regardless of proximity, other carriers may offer lower rates for buildings located at least 1,500 ft. from shore and/or for buildings whose first floor is at an elevation of 15 ft. or more above mean sea level.

Square Footage Requirements

Total of all heated and cooled areas shall not be less than shown in the following table. The numbers in parentheses (0,000 SF) are the minimum square footage required on the ground floor.

Stories	Lots A 1 - A 33	Lots B 1 - B 40	Lots C 1 - C 69	Lots C 70 - C 85
1 Story	2,400 SF	2,000 SF	1,800 SF	1,400 SF
2 Story	2,400 SF (1,500 SF)	2,000 SF (1,200 SF)	2,000 SF (1,000 SF)	1,400 SF (1,400 SF)

Building Coverages

There are maximum allowable building coverages on homesites that limit the area under roof that can be constructed. For lots A1 - A33 and lots B1 - B40, the maximum allowable building coverage is 30% of the lot. For lots C1 - C85, the maximum allowable building coverage is 35% of the lot.

Carports and Garages

A separate detached garage or utility/storage building will be permitted only if approved in advance by the ARC.

Carports and garages shall have a minimum of two (2) cars and a maximum of four (4) cars. Garage doors may not face the street, with the exception of lots B1-B40 and lots C1-C85.

Carports must be screened from the street and adjacent properties.

Boats kept on site must be screened from the street, golf course, and adjacent properties.

Site Grading

Retaining walls may be used to reduce areas that need grading or to preserve vegetation. However, retaining walls must be consistent with the architecture of the house, be well integrated

into the site and be approved by the ARC.

Runoff during construction must not cause damage to adjacent properties. If it is likely that erosion or surface runoff may be a problem, then erosion control devices such as temporary silt fences will be required throughout the construction process. This is the responsibility of the homeowner.

In addition, there shall be no direct channeling of runoff into natural water bodies or wetlands unless methods of filtration are provided. Homeowners must comply with any and all stormwater retention policies of state and local agencies.

Driveways

All driveways and parking areas shall be surfaced with concrete, brick pavers, or similar approved material. No asphalt, shell, gravel, or dirt driveways will be permitted.

All curbs, aprons and sidewalks, on or off, the residential lot shall be repaired to the original quality, by the lot purchaser, if damaged during home construction.

Driveways must be a minimum of (3) feet from the property line.

Driveway widths shall be a maximum of 20 feet for front loading garages and 12 feet for side loading garages.

Lighting

Outdoor lighting will be carefully reviewed to assure that neighboring properties are protected from bright light sources. Illumination necessary for evening activities must be directed downward and only bright enough to provide for the safe traverse of steps and paths. Whenever possible, functionally required lighting should be integrated into such features as steps, handrails, posts and curbs.

No flood lights (i.e., attached to the soffits) will be allowed on the front of the house. Rear yard flood lights must be approved by ARC.

Pleasant accent effects can also be achieved through the use of landscape lighting. Accent spotlight fixtures directed upwards into tree foliage can provide low intensity but often dramatic illumination of nearby pedestrian areas.

Landscape uplights should be unobtrusive in appearance or hidden from view. Exterior light fixtures on homes must be of a baffled design and not create a nuisance for adjoining property owners. All landscape fixtures must be shielded by planting and concealed in daytime. No color lens or lamps will be allowed

Decks, Patios and Porches

Yards and terraces should be designed to be an extension of the home's architecture. A well-planned patio/deck adds living area to your property.

In order to decide the location of your patio/deck, it is important to know the physical assets of your property as well as the requirements of deck design and construction, setbacks, and deed restrictions.

The paving surface materials used should be consistent with, or complement, the architecture of your house: brick, stone, tile, wood or concrete is recommended.

The area under decks, patios and porches shall not be open to view. The approved exterior finished building material of the house or painted lattice shall be used to enclose the underside of all decks, patios and porches. Written approval from the ARC is required before other screening material is used. Landscaping alone may not provide the amount of screening required.

Swimming Pools

The size, shape, and placement of swimming pools must be carefully considered to achieve a feeling of compatibility with the surrounding natural and man-made elements.

Pool and equipment enclosures must be architecturally related to the house and other structures in placement, materials, and detail.

**** Screened pool enclosures must be within the lot's setback requirements. ****

The form and configuration of the pool should reflect the architectural character of the residence. Traditional shapes of windows, doors, and other ornaments can be interpreted creatively into pool designs.

Fountains and recirculating water add character to patios and will be accepted. Inflatable "bubble" covers will not be allowed.

Due to the potential disruption of natural features, the ARC will review all proposed pools on an individual basis. No above ground pools, spas, or hottubs will be allowed, without permission of ARC.

Gazebos, Arbors and Trellises

These functional structures can also be very pleasing landscape elements that fit well into Peninsula's theme. It is important to view these as permanent structures and to design them accordingly.

Trash

Garbage containers shall be kept in a clean and sanitary condition, and shall be screened by a wall as not to be visible at any time except during refuse collection. No exceptions will be permitted.

Tennis Courts

Individual courts are not permitted unless lot size provides protection from neighbor' view and with approval of ARC.

Mailboxes

Mailboxes and house numbering graphics will be a standard design throughout the community. The ARC will provide design and location. The property owner is also responsible for purchasing the mailbox approved by the ARC. Standard mailbox information is available through approved builders and the Peninsula Sales Office. (Mailboxes are not mandatory).

Signs

The Declarant has approved signage for use within Peninsula.

- On a home under construction for sale by the original builder prior to first sale:
 - ❖ Two signs are allowed. The contractor's sign must be 16"x20" and be placed in the topmost position on a white 4"x 4" post, which may be no taller than 5'. Only one 7"x 20" sign may be placed under the larger sign, and may be used by the homeowner, real estate company, architect, designer, decorator, or landscaping company.

- On any lot for sale or home resale:
 - ❖ Only one 7"x 20" sign is allowed. This sign must be placed on a white 4" x 4" post no higher than 3' above ground. Signs can be displayed until the lot or home is sold.

- Security alarm decals can be placed in windows or doors of houses.

- The Declarant reserves the sole right to place, or allow to be placed, special signs for specific occasions of purposes not covered herein, (i.e., awards)

- Builders must provide approved frames for all licenses required to be posted (i.e., **building permit**) during construction. The location is subject to approval by the ARC.

Note: Except as stated above, no other signs are allowed, including signs visible from the golf course.

♦ Sign design and format

The background color of all signs shall match Coronado Paint Mack Green, with white lettering in Goudy Bold font. Letters for large signs not to exceed 2-1/2" in height. Letters for small signs not to exceed 1-3/4" in height. No logotypes or symbols are allowed.

<u>Sign size:</u>	<u>16" high x 22" wide</u>	<u>7" high x 20" wide</u>
<u>Background color:</u>	<u>Coronado Paint Mack Green</u>	<u>Same as 16" x 22"</u>
<u>Letter color:</u>	<u>White</u>	<u>White</u>
<u>Letter size (max.)</u>	<u>2-1/2"</u>	<u>1-3/4"</u>
<u>Max post height:</u>	<u>5'</u>	<u>3'</u>

- ♦ ARC reserves the right to allow the installation of one vertically mounted sign not to exceed 4' x 8' on post, identifying or advertising any new development within the Peninsula community. At the discretion of ARC, this sign may face the golf course.

Fence Guidelines

No fencing shall be permitted in the front yard of a residence. Fencing permitted shall not exceed six (6) feet in height or four (4) feet in height along the golf course boundary and extending to the rear setback line. Golf course fencing is limited to "wrought iron" as specified below:

A. "Wrought Iron" Fencing

Fences meeting the following criteria and upon written approval from the ARC will be allowed along the golf course.

1. Fence shall be "wrought iron" type, primed and painted black.
2. A minimum of two horizontal rails is required.
3. Any gates required shall be submitted for written approval by the ARC.
4. Columns may be brick, stucco or another natural material that is consistent with materials used on the residence and approved by ARC.

B. Wood Fencing

1. Wood fencing requires major and minor posts at the following sizes and spacing:

Major Wood Posts - 6 x 6 at 16'-0" maximum spacing

Minor Wood Posts - 4 x 4 at 8'-0" maximum spacing

2. Posts shall be exposed on the outside of the fence with the pickets recessed a minimum of 2" from the face of the posts. Wood post tops shall be capped.
3. Brick or stucco posts are allowed at the following sizes and spacing:
12" x 12" minimum post size at 12'-0" maximum spacing.

ARCHITECTURAL STANDARDS FOR DESIGN AND CONSTRUCTION

The following section outlines architectural features and building materials suggested for use in the planning of your Peninsula home.

It is not the intent of the Declarant or Peninsula to force residents into a strict, uniform building design. It is desired and intended that all the homes compliment and are in harmony with each other. In doing so, you will be assured that your significant investment of time and resources will be rewarded with an environment and quality of living that will be highly desirable.

Foundations

No exposed concrete block or similar unfinished foundation walls are allowed. The underside of the house shall be screened from view by the approved finish building materials, which shall be taken to finish grade level on all sides.

Exterior Walls

Continuity and consistency of exterior color materials is required.

The approved finish building materials shall be applied consistently to all sides of the exteriors of the house and approved detached buildings. Materials shall be taken from the soffit to the finish grade level on all sides, including around decks, patios and porches.

Recommended materials shall be brick, stone, stucco or wood or other material approved in writing by the ARC.

No simulated brick or stone will be permitted.

No exposed unfinished concrete walls or block will be permitted.

No vinyl siding or aluminum siding will be permitted.

Vinyl material will be permitted only on soffits and trim areas of homes.

No unstained or unpainted siding or trim will be permitted.

Windows and Dormers

Proper scale and proportion are encouraged for dormers.

All windows shall be wood, aluminum or vinyl. The ARC shall specifically approve other alternatives in writing.

No mill finish aluminum windows will be permitted.

Reflective glass is prohibited.

Shutters/Canopies

If approved, shutters must be proportioned to fit the windows and be able to swing open and to be latched closed. ARC must approve use of any canopies.

Doors

Screen doors are not allowed except on screen porches.

Roofs

No flat roofs, towers or turrets will be permitted unless approved by the ARC.

No "A" frame roofs or geodesic domes will be permitted.

Interlaced shingles are required over all valley flashing.

Maximum roof pitch is twelve (12) inches rise in a twelve (12) inch run. Minimum roof pitch is six (6) inches rise in a twelve (12) inch run. Lower slopes may be approved by the ARC under certain circumstances.

Roofing shall be textured, architectural type shingles compatible to GAF Timberline series, cedar shakes, slate or other natural roof materials.

Metal roofs will be permitted if approved by the ARC.

All houses built on C Lots in Phase I must use one of the following types of roofing material:

- a. Shingled roofs - Prestique Premium Roofing by Elk, Weatheredwood; or
- b. Tile roofs - Life Tile, 2528

No roof penetrations, for plumbing or heating vents, fans, etc., shall be placed on the front side of the roof or the side roofs facing streets or extending above top of roofline. A minimum roof penetration is encouraged and all protruding elements shall be painted the same color as the roof covering.

Chimneys

No exposed pre-fab chimney flue pipes will be permitted. Any exposed portion of a chimney outside of the building shall be constructed solely of brick, stone or stucco. If the fireplace is a metal, (self-insulated) type with a metal spark arrestor at the top of the chimney, it must be enclosed by a visual screen of a material approved in advance by the ARC.

Mechanical Equipment

Outside air conditioning units, electrical meters and grinder pumps may not be located in the front yard. They must be screened by a wall or landscaping from adjacent property owners, golf course and the street.

No exposed piping, electrical or heating/air conditioning system components will be permitted, with the exception of air conditioning compressors.

No window air conditioning units shall be permitted.

The sewer system in the Peninsula is a low pressure sewer system which requires that each home have a grinder pump. A low pressure sewer system is a sewer pipe collection system where sewage is pumped from each home into a common force main. The sewage is then forced to a location where gravity flow can be achieved. The pressurization points located at the homes are referred to as grinder pumps. A typical household system will be comprised of a small sewage basin to temporarily hold the sewage and a grinder pump which grinds up the sewage before pumping it into the force main. The homeowner will be responsible for purchasing this system and having it installed by a professional plumber. Low-pressure sewer systems have been used for nearly twenty-five years in areas where gravity sewer systems are impractical. Over the years these systems have become a very reliable and cost effective means of transporting sewage away from homes and small businesses.

Interior Design and Construction

Drapes, curtains and shutters or any other similar element seen from the exterior shall be compatible in color and style with the exterior of the building.

Site Furnishings

No bird baths, frog ponds, flag poles, lawn sculpture, artificial plants, birdhouses, rock gardens, spas, hottubs or similar types of accessories and lawn furnishings are permitted in any front yard or in rear yard of golf course lots without approval of the ARC.

Game & Play Structures

All basketball backboards and any other fixed play structures are subject to approval by ARC and shall be located at the side or rear of the house, provided that the fixed play structures shall be screened from the golf course and from street view. Trechouse or platforms of a like kind or nature shall not be constructed without prior written approval of the ARC.

LANDSCAPING

The landscape design of each homesite in Peninsula offers the opportunity to exercise your individual commitment to preserving the native vegetation. Nature has conveniently given a basic outline of the plant material that thrives in this area. Preserving that gift and enhancing the setting for the residence is the goal for this section.

Site Concept

The preliminary site plan addresses the formative considerations of the home site, building placement and relationship of adjacent homes.

As you begin to refine the layout of your grounds, it is important to understand the value of well-designed landscape. Not only will you be at home on your grounds, but also you will be increasing the total value of your investment.

To coordinate each homeowner's plans with the intended landscape concept for Peninsula, a cooperative effort is needed. On 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 Peninsula residents. We also ask that random masses of flowering shrubs and annuals be planted beneath the existing tree canopies.

Each homeowner is required to landscape and maintain the area between the front property line and the street curb.

Landscape Plan

A landscape plan must be submitted for approval along with your house plan submittal. Locations with the greatest visual contact from the public street should have top priority in deciding where to spend money for planting.

Any new landscaping placed beyond the rear setback line on golf course lots must be no higher than 4 feet and must be maintained as such.

The landscape plan should indicate the use of various classifications of plants including size, quantity and species. These include:

- Trees
- Shrubs
- Ground cover, annuals, perennials
- Sodded areas
- Mulched bed areas

Immediately after the construction of the initial dwelling on a lot, the yard of such lot shall be fully grassed with solid sod (not sprigged or partially sodded).

An underground irrigation system is required for all landscaped areas.

The selection and placement of the new material is a complex task. Sizing should be noted on the plan. For detail design, a careful study of sizes, shapes and textures is warranted, as well as plant types, growth habits, hardiness, moisture, and shade requirements and soils.

Tree Preservation

The conservation of as many existing trees as possible is desired. Where necessary to raise the grade around an existing tree, soil should be prevented from coming in contact with the bark. If filling is required within the dripline, rock or drywall walling should be installed adjacent to the tree trunk. Additionally, a retaining wall extending to the final grade for 2/3 of the diameter of the dripline should be installed. If a tree is to survive, its roots, bark and leaves must be largely undamaged. Preserving trees necessitates preserving existing grade. Cutting within the driplines of the trees should be minimized. When it is necessary to lower the grade adjacent to a tree or group of trees, the cut should occur outside of the dripline.

Although the cost of building around trees may initially be more than on open land, the replacement of vegetation on a site can be costly and never looks quite the same. The ARC requires that a landscape plan be submitted.

The following proposals will be denied:

1. Unwarranted removal of specimen trees
2. Intensive use of plants with forms or colors not native to the area
3. Earth fill that threatens existing trees
4. Large unplanted windowless walls.

FINAL CONSIDERATIONS

This section provides guidelines for your contractor and architect. Outlined are some commitments expected of your contractor and architect, and some construction responsibilities, which ultimately fall to the owner.

Construction Guidelines

In the interest of maintaining an appealing image for residents and visitors, the construction process must be regulated. Before any clearing may begin on your homesite, the ARC must give final approval of your plans in writing.

Any revisions made during construction must receive approval by the ARC prior to change. Major changes may require resubmission for final approval. Final inspection will be made after the contractor has completed construction, including all site work and landscaping, cleaned the site of debris, removed contractor signs and any temporary utilities, and notified the ARC in advance of finish date.

The Peninsula and its agents assume no responsibility for reviewing construction in progress for compliance with any codes or with approved plans. The owner assumes full liability for failure of contractor to comply with approved documents.

Construction access will be allowed only between 7:00 a.m. and 6:00 p.m. Monday thru Friday and 8:00 a.m. and 5:00 p.m. on Saturday and Sunday. Inside work only on Sunday.

Immediately following initial site work, and before construction begins, the contractor is required to identify a construction entry point (usually the driveway location) and fill it with a crushed aggregate base, to facilitate a clean site, with minimal tracking of dirt onto driveways.

The contractor must provide toilet facilities for the workers on the job site in a discreet location. Contractors must be licensed in the State of Alabama and permits must be posted and protected from the weather in a manner approved by the ARC. Tool and equipment sheds must be approved.

The construction site shall be kept as neat as possible and be cleaned up at the end of each day to prevent the build-up of debris.

Radios, tape players and similar equipment will not be allowed on the job site in a manner, which creates possible noise nuisance for adjacent homeowners or golfers. The use of intoxicants and drugs is strictly prohibited.

Any contractor found to be in obvious non-conformance of these regulations may be denied access and work may be suspended.

The Declarant specifically reserves the right to periodically issue reasonable rules and regulations as it deems appropriate to maintain the general character and environment of the Peninsula.

All contractors and contractor personnel are asked to abide by all OSHA rules and regulations (i.e. wearing hard hats in designated areas, etc.).

Firearms and weapons are prohibited.

Speed limit is as posted and enforced.

All construction vehicles must comply with applicable state laws, re: inspections, licensing and authorization for operation.

Site Regulations

All reasonable means shall be taken during and after construction to protect and preserve all existing vegetation.

Boards or other materials shall not be nailed to trees during construction.

Storage, temporary or otherwise, of equipment or materials is not permitted under the dripline (area on ground equal to limits of vegetation above) of trees. Storage should occur within driveway and parking limits of the site. The ARC must approve construction trailers.

Sediment and erosion control provisions shall be employed during construction.

All planting, fixtures, fencing and landscaping which is damaged during construction or after, by vehicles, fire or other cause on or off the site, including streets, shoulders and common areas, shall be repaired or replaced by the owner. The owner is responsible for the contractor's actions during construction.

An on site dumpster is required during construction. Any clearing, grading or building on the site without approval by the ARC may result in suspension of work and denial of access to the contractor. During construction all trash, debris and waste shall be contained daily and kept neat. ARC reserves the right to have the site cleaned as needed due to noncompliance, and the owner will be charged back the cost of such work.

Burning of trees or other debris is not permitted.

Utilities

Telephone, electric, water, and sewer services are available through the local utility companies.

Completion Deadline

Construction shall be continuous, uninterrupted, and be completed within nine (9) months of the clearing of the lot. Approved landscaping must be in place prior to occupancy, completion of the building or issuance of ARC compliance letter.

ARC

The ARC is the point of contact for the property owner who plans to build. It has been established to provide for standard review and promotion of quality design in keeping with the special qualities and conditions of Peninsula.

All property owners are bound by the Master Declaration of Covenants, Conditions and Restrictions and Supplemental Covenants, Conditions and Restrictions. These provide for the preservation of the natural beauty of the property and its setting, maintenance of a pleasant and desirable environment, and establishment and preservation of a harmonious design for the community.

The Covenants provide that no building, fence, swimming pool, garage, paving materials of any nature or addition shall be erected, placed, or altered until the proposed plans, specifications, exterior color and finish, lot plan, building height, landscape plan and construction schedule have been approved in writing by the ARC.

Application Format

Each submission must be complete with all of the required information outlined in the submittal checklist in order to be scheduled for review. The property owner and architect/designer may attend the ARC meetings to explain a submission, if desired.

Review Fee

In order to defray the expense of reviewing plans and related data, and to compensate consulting architects, landscape designers, and other professionals, the Covenants establish a fee for each submission. The fee is payable upon submittal of plans for formal review.

Effect of Approval

Final approval from the ARC shall be dated and in writing. It shall be effective for commencement of construction for six (6) months after the approval. If construction is not commenced within six (6) months of approval, a new submission for final approval is required, with an additional submission fee.

Reasons for Disapproval

Plans submitted for review, or any portion thereof, may be disapproved for any reason, including purely aesthetic considerations.

Future Improvement Review

No modifications of any existing building or landscape may be undertaken without prior review and written approval of the ARC. A request for review of the proposed improvements or modifications must contain:

1. Site plan of proposed location of improvements drawn to scale.
2. Material and color samples (preferably to match existing materials).

Damaged Construction

If a building, either under construction or completed, is damaged so that major reconstruction is required, intention for rebuilding should be communicated within 90 days to the ARC.

Restrictive Covenants

The recorded covenants, conditions and restrictions apply specifically to the development of Peninsula and are designed to protect every property owner. They have been drafted to ensure the highest quality of life by establishing specified development standards for which each lot owner is legally responsible. This property is subject to the covenants, conditions and restrictions of the Peninsula.

ALL APPROVALS FROM THE ARC SHALL BE IN WRITING.

ARCHITECTURAL REVIEW CHECKLIST
(Partial submittals will not be reviewed for approval)

1. SUBMITTALS:

- a. Two (2) copies of construction documents and specifications submitted? Y _____ N _____
- b. Changes made to the Preliminary Sample Board submitted? Y _____ N _____
- c. Application fee of _____ submitted? Y _____ N _____

2. SAMPLE BOARD:

- a. Provided sample of proposed exterior material? Y _____ N _____
- b. Provided sample of roof material? Y _____ N _____
- c. Provided sample of exterior paint/stain? Y _____ N _____
- d. Provided sample of exterior trim color? Y _____ N _____
- e. Provided sample of window color? Y _____ N _____
- f. Photo of similar house enclosed? Y _____ N _____

3. DRAWINGS: SITE PLAN

- a. Scale = 1"=20'? Y _____ N _____
- b. Walks and drives located, dimensioned and materials indicated? Y _____ N _____
- c. Exterior lighting type(s) and location(s) shown? Y _____ N _____
- d. Utility enclosure(s) with screening shown? Y _____ N _____
- e. Utility meter location shown? Y _____ N _____
- f. Roof plan at appropriate scale shown? Y _____ N _____
- g. Are existing/proposed contours shown? Y _____ N _____
- h. Lot number? Y _____ N _____
- i. North arrow? Y _____ N _____
- j. Property lines shown with dimensions and bearings? Y _____ N _____
- k. First floor elevation (FFE) indicated. Y _____ N _____
- l. Building accurately located from setbacks? Y _____ N _____
- m. Is garage door facing the street? Y _____ N _____
- n. Dwelling indicated as exterior walls with entry area, stairs, roof and deck shown? Y _____ N _____
- o. Setback, casements and "greenbelt" limits shown? Y _____ N _____

4. LANDSCAPE PLAN

- a. Drawn at an appropriate scale (min. 1/20" = 1'-0")? Y _____ N _____
- b. Variety, size, location and number of all planting materials shown? Y _____ N _____
- c. Types and limits of sodded areas? Y _____ N _____
- d. Irrigation system? Y _____ N _____

5. FOUNDATION PLAN

- a. Minimum scale 1/4" = 1'-0"? Y _____ N _____
- b. Footing details shown? Y _____ N _____
- c. Framing system noted? Y _____ N _____
- d. Foundation walls have finish material to grade? Y _____ N _____

6. FLOOR PLAN(S)

- a. Minimum 1/4" = 1'-0" scale? Y _____ N _____
- b. Room use labeled? Y _____ N _____
- c. All windows and doors with swings shown? Y _____ N _____
- d. All overhangs of floors and/or roofs above shown as dashed lines? Y _____ N _____
- e. All fixtures, cabinets, and appliances shown? Y _____ N _____
- f. Ground level plan indicates driveway location, garbage, and HVAC enclosures? Y _____ N _____
- g. Square footage calculated? _____ SF Y _____ N _____

7. EXTERIOR ELEVATIONS:

- a. All four elevations required. Y _____ N _____
- b. Roof pitch is minimum of 6 on 12 and a maximum of 12 on 12? Y _____ N _____
- c. Shingles are GAF "Timberline" series or equal? Y _____ N _____
- d. HVAC screening shown? Y _____ N _____
- e. Approved chimney cap shown? Y _____ N _____
- f. Finish materials remain consistent? Y _____ N _____
- g. Show how building relates to actual grade level at site. Y _____ N _____
- h. Indicate overall height from grade to highest ridge of roof. Y _____ N _____

8. DETAILS/SECTIONS

- a. Typical deck and railing details drawn at an appropriate scale?
- b. Typical screened porch details drawn?
- c. Typical fence or screening details at appropriate scale?

Y _____ N _____

Y _____ N _____

Y _____ N _____

9. ADDITIONAL PLANS

- a. Electrical plan(s) presented?
- b. Are there any detached buildings proposed?
- c. Is there a swimming pool proposed?
- d. Driveways meet minimum and maximum standards?
- e. Paving materials are consistent with or Complement the architecture of the house?
- f. Are tennis courts proposed?

Y _____ N _____

Y _____ N _____

Y _____ N _____

Y _____ N _____

Y _____ N _____

Y _____ N _____

10. GENERAL REQUIREMENTS:

- a. Corners of the house staked on the lot in the Proposed locations?
- b. Trees to be saved flagged with surveyor's tape?

Y _____ N _____

Y _____ N _____

PENINSULA ARCHITECTURAL REVIEW COMMITTEE
BUILDING MATERIAL / COLOR CHART FOR
CONSTRUCTION

PROPERTY OWNER NAME: _____

BUILDER NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

LOT #: _____

DATE SUBMITTED: _____

Please Fill Out Below

TIMBERLINE SHINGLES: (Circle One) If other, please submit sample for approval
Color: _____

STUCCO: Durock Conventional Other
Color: _____

BRICK: Type _____ (please submit sample)
Color: _____

SIDING: Type and Manufacturer: _____
Color: _____

STONE: Type and Manufacturer: _____
Color: _____

TRIM: Quoins Soffit & Fascia Other (please submit paint color)
Color: _____

SHUTTERS: Vinyl or Wood (please submit paint color)
Color: _____

FRONT DOOR: Steel Wood Other (please submit paint color)
Color: _____
Stained: _____

SIGNATURE OF PROPERTY OWNER: _____

SIGNATURE OF A.R.C MEMBER: _____

DATE SUBMITTED TO PENINSULA
FOR REVIEW: _____

II. GENERAL COMMENTS:

STATUS

Approved Not Approved Approved as Noted Revise & Resubmit

By _____ Date _____

By _____ Date _____

By _____ Date _____

(Three Committee Members signatures are required before approval is complete)

CHECKING IS ONLY FOR COMPLIANCE WITH THE REQUIREMENTS OF
THE ARCHITECTURAL DESIGN GUIDELINES OF PENINSULA
GULF SHORES, ALABAMA