



**Declaration of  
Covenants, Conditions, and Restrictions**

**For**

*Cypress Bend & Amendment*  
*At*



CRAFT FARMS RESIDENTIAL AND CONSTRUCTION GUIDELINES

"CYPRESS BEND VILLAGE", a private community  
AT  
CRAFT FARMS

EXHIBIT A - "CYPRESS BEND VILLAGE"

## INTRODUCTION

Building a new community is an exciting and rewarding activity. It is an undertaking that requires the contributions of people and organizations with a wide range of goals and outlooks. These Guidelines have been prepared to direct future development activities in order to realize and maintain the vision of Craft Farms as a Golf and Country Club Community.

These Guidelines specifically relate to "Cypress Bend Village", a 75 lot custom home village located on Cypress Bend golf course. These Guidelines are not meant to be rigidly inflexible, but to guide, allowing creativity and individuality to be expressed. Variances will be allowed provided the applicant for the variance can meet the criteria enunciated in paragraph number 2 under the heading "Exterior Facades" located on page 10 of these guidelines. The procedures for properly filing an application for a variance are found in the Covenants, Conditions and Restrictions for Craft Farms. The success of Craft Farms depends in a great part upon the cooperation of all participants in following these Guidelines to make the community a lively, exciting place to live.

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 "Cypress Bend Village".

## USE OF GUIDELINES

The requirements, objectives, standards, and procedures contained in these Guidelines are all intended to establish and maintain a harmonious community image for Craft Farms. Through these Guidelines and the design review process thus created, a consensus is achieved between individual aesthetic judgment and the broader interests of community standards.

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.

The Committee is composed of three or more members appointed by the Developer. Members are selected with the overall objective of creating a balance between lay people and professionals in design and construction.

## RESPONSIBILITIES

The Committee's responsibility is to ensure that the harmonious, high quality image of Craft Farms 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 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.

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 policies 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, drainage and utility easements and set back 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 pavement, drainage swales/structures, curb/gutter/sidewalk locations, etc. All lots within "Cypress Bend Village " have a 5' drainage easement along each side and a 20' drainage, irrigation and utility easement, except as otherwise labeled on the recorded plat, at the rear of each lot. Side building set backs are 10' and 20' respectively, with front and rear set backs being 40', except as otherwise labeled on the recorded plat, and must be shown on the grading plan.

#### LANDSCAPE PLAN

A landscape plan and a conceptual irrigation plan for the entire site including selection of city water irrigation tap or personal well for water source must be approved by the Committee prior to any site disturbance. A representative of the Committee will review your lot and proposed landscape plan 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 Cypress Bend Village residents. We also ask that random masses of flowering 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.

#### TRIM MATERIAL

A sample of the proposed trim material not less than twelve inches long with the proposed stain or paint color applied.

#### BRICK/MASONRY

A sample of any proposed brick or other masonry to be used, including grout color.

## ROOFING

A written statement of type and color of roofing to be used. Color brochures or material sample to be submitted to the Committee.

## ELEVATIONS

Final elevations of the proposed residence with front, rear and side views.

## DETAILS

Materials, specifications and color chips for the following:

- Exterior doors
- Garage doors
- Patio, decks
- Porches
- Fences and walls
- Screen enclosures
- Exterior lighting
- Mechanical Equipment
- Screens

The Committee will meet to consider the applications, 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 remove any unapproved construction.

## CERTIFICATE OF OCCUPANCY

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

## DESIGN GUIDELINES - "CYPRESS BEND 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 individuals' properties and will promote the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetations, 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 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 LAYOUT

Lots shall be planned in order to meet the following criteria:

- 1. Lots shall be deep enough to vary the setback of the house from the street to avoid a walled streetscape appearance.

LOT GRADING

- 1. Grading of the rear yards is designed to provide a level area adjacent to the house at least 15 feet wide.
- 2. When grading the lot, the edges of all slopes should be rolled to create a natural appearance.
- 3. The applicant is required to replace any topsoil removed from lot during construction process.
- 4. Any change to grading shall be approved by the Committee. No new grading shall divert water onto other properties or alter existing drainage patterns.
- 5. Use contour grading; varying slopes when possible to create a normal appearing land form.
- 6. Patios, lawn areas, shrub beds, etc., shall be sloped away from foundations.
- 7. 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:

FRONT:	40 feet	
SIDE:	5 or 15 feet * (1)	
REAR:	40 feet ** (1)	
	*	5-foot drainage easement on both sides of lot.
	**	20-foot drainage, utility easement at the rear of each lot.
	(1)	Except as otherwise noted on the recorded plat of "Cypress Bend Village for Craft Farms"

2. The minimum square footage for each residence will be as follows:  
(Heated and cooled space)
  - a.) Single-story dwelling - 2,400 sq ft minimum
  - b.) Two-story dwelling (bottom floor) - 1,600 sq ft minimum but may be adjusted by Architectural Review Committee

#### 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 driveways will be allowed.
3. Automatic garage doors are mandatory. Side entry garages are strongly recommended with front entry garages being allowed with special approval by the Architectural Review Committee.

#### BUILDING ARCHITECTURAL

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. While no specific architectural style is dictated, building types whose form, scale and character are strongly suggestive of regional styles inappropriate to the Coastal South are discouraged.

#### BUILDING SITE

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

In order to maintain consistent street side character of the homes along each street, abrupt or unnecessary modification 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

1. The repetition of a particular elevation is limited to two uses within ten continuous homes on either side of the street, unless a major variation exists that removes the visual similarity. The same design shall not be used in lots facing each other across a street.
2. The number of different exterior materials shall be limited to two (three upon proper application for a variance), and the number of exterior colors shall be limited to three on any one house, except as otherwise approved by the Committee. The factors the Committee will consider while reviewing the variance are: (a) whether it will be contrary to the interest of the other owners within the neighborhood, (b) does it



deviate from the quality and harmonious design within the neighborhood; and (c) where a literal enforcement of the provisions of the Residential Guidelines will result in unnecessary hardships on the part of the applicant.

3. Avoid blank walls where possible. Blank walls facing a collector or arterial street are prohibited. Side of homes facing a street (as on corner lots) shall have windows.
4. Maximum building height shall be 35 feet at ridgeline of roof, unless otherwise approved by the Architectural Review Committee.
5. A minimum of three (3) roofline elevation changes is required. However, certain other designs may be approved.
6. All garage doors should be constructed of decorative paneling with an overhead opening. The paneling for the doors should be horizontal panels.

#### 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 window 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 two (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 an integral element of the house.
2. Detached garages, where allowed, shall be of compatible design with the home. Roof slopes shall be similar to the home. They shall be connected to the house by a trellis or other architectural feature.
3. Automatic garage door openers are required.

#### ROOFING

1. Acceptable roofing materials include asphalt shingles: G.A.F. minimum grade Woodline or equal; glass-fiber shingles, shakes, certain types of tile or metal seamed. Other materials will be evaluated on an individual basis and in accordance with the procedures listed herein. Tile 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 antennae or satellite dishes larger than 18" in diameter are prohibited. Satellite dishes 18" in diameter or smaller may be approved by the Committee based on installed location.
5. A minimum of three (3) roof elevation changes is required. However, certain other designs may be approved.

#### 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 in harmony with the other existing homes in the immediate area or street. The Committee shall determine color acceptability in accordance with the established guidelines and procedures. Bright colors (other than white) cannot be used as the dominant exterior color in a building.

#### 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 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 that 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 city irrigation water line or personal well is required for all landscaped areas installed by the Applicant. All irrigation systems are to be below ground and 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 shall incorporate a mix of trees and shrubs and ground cover equal to scale and design of the house provided by the Applicant.
  - b. Rear of home must have a total of six (6) 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 no higher than 4' 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 be removed, although shaping and trimming will be allowed.
- c. The immediate area around each house shall be provided 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 landscape 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 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 sculpture.

#### 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 (2-½) 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. Groundcover shall be a 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 functions 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 (2-½) 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 continuous mulch bed. All vines and groundcovers shall have a bed a 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 2-½ 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 Nigia)
Slash Pine	(Pinus Elliotti)*
Southern Magnolia	(Magnolia Grandoflora)
Sweet Gum	(Liquidambar Styraivflua)
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	(Myricca Cerifera)*
Weeping Willow	(Saliz 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.)
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Common Oleander	(Nerium Oleander)*
Dwarf Burford Holly	(Ilex Cornuta Burfordi Nana)
Dwarf Oleander	(Nerium Oleander Nanum)
Firethorn	(Pyracantha Coccinea)
Japanese Privet	(Ligustrum Japonicum)
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 are 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 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 4' in height and must be maintained as such.

FENCING

Throughout Craft Farms fencing is prohibited on golf course and lake fronting lots. As all lots in "Cypress Bend Village " either front the golf course or a lake, no above ground fences will be allowed without the written consent of the Architectural Review Committee. Invisible or belowground fencing will be allowed.

SCREENING

Screening of mechanical equipment, such as air conditioners, 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 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 "Cypress Bend 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, generators, 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 types 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 for those specifically approved by the Committee.
4. House numbers may be placed on the residence 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, which will be provided by the Developer.

#### MAILBOXES

All mailboxes within "Cypress Bend Village " at Craft Farms will be of consistent design and color as approved by the Committee. A drawing of the approved mailbox system is attached to these Covenants, Conditions and Restrictions as Exhibit A. 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. The standard street lighting fixtures installed and maintained by Baldwin County EMC is used throughout "Cypress Bend Village " to illuminate all public streets.
2. Other site-specific exterior façade lighting of houses shall not be directed in such a manner as to create an annoyance to adjoining properties.
3. No other exterior lighting visible from the street shall be allowed except for approved lighting originally installed on the residence.
4. 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 approve discreet driveway and walk lighting.

### ANCILLARY STRUCTURES

1. The Committee shall approve 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 buildings be located outside the building area 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. Modification to the interior to a residence when those modifications do not materially affect the outside appearance of the structure.

3. Repainting and/or restaining in original colors.
4. Repairs to a structure in accordance with a previously approved landscape plan.
5. Placement of real estate "For Sale" signs, which 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 of surrounding lots 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-house businesses as machine shops, car repair, or other similar commercial/industrial businesses are also prohibited.

**ALL CONTRACTORS AND CONSTRUCTION VEHICLES MUST USE COTTON CREEK BOULEVARD FOR ACCESS TO "CYPRESS BEND VILLAGE " WHICH IS LOCATED AT THE MAIN ENTRANCE INTO THE DEVELOPMENT OFF COUNTY ROAD 4.**

### PROTECTIVE COVENANTS

Supplements 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 included but are not limited to: Detention pond areas, streets, roadways and common areas as shown on the recorded plat of "Cypress Bend Village ", sidewalks, entry features at major project entrances, landscape improvements along boulevards and streets and recreation areas.

The Developer does hereby expressly 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 DEFINITION

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 basement, if any, as measured from the interior 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 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.

STATE OF ALABAMA  
COUNTY OF BALDWIN

State of Alabama, Baldwin County  
I certify this instrument was filed  
and taxes collected on:

2002 April - 9 12: 8PM

Instrument Number 652898 Pages 20  
Recording 60.00 Mortgage  
Deed Min tax  
Index Dp 1.00  
Archive 3.00  
Adrian T. Johns, Judge of Probate

SUPPLEMENTAL AMENDMENT  
TO  
DECLARATION OF COVENANTS, CONDITIONS  
AND RESTRICTIONS  
FOR  
CRAFT FARMS  
(Applicable to "Cypress Bend Village " Subdivision)

WHEREAS, CRAFT DEVELOPMENT CORPORATION its successor, grantee, transferee and assign, did by that certain Declaration of Covenants, Conditions, and Restrictions for Craft Farms recorded in Miscellaneous Book 64, pages 1515, et seq., in the 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, PINEHURST DEVELOPMENT, as successor declarant, and CRAFT DEVELOPMENT CORPORATION, does desire to file for record the following Residential and Construction Guidelines applicable to all real property and lots subdivided therein as described in the final plat of "Cypress Bend Village " Subdivision, original of plat being recorded in the Office of the Judge of Probate of Baldwin County, Alabama, on Slide 2070D and 2070E all in compliance with Article VI of said Declaration.

018750

9. **OPEN SPACE (UNOBSTRUCTED)**  
Any portion of a privately owned property which is not covered by a building, parking area, driveways, or other vehicular pavements. Such open space 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 development notice thereof as well as due notice to the party(2) in interest. After reviewing the application, the Architectural Review Committee shall have the authority to (a) deny the variance; (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 and is not subject to appeal or subsequent review by any other authority.
17. **UNNECESSARY HARDSHIP**  
For the purpose of these Guidelines, the term "Unnecessary Hardship" means financial loss not self-induced and of a kind uncommon to the property owners within Cypress Bend Village subdivision.

NOW, THEREFORE, PINEHURST DEVELOPMENT, joined herein by and CRAFT DEVELOPMENT CORPORATION, does hereby declare that all property located within plat of "Cypress Bend Village " Subdivision, original of plat being recorded in the Office of the Judge of Probate of Baldwin County, Alabama on Slide 207DD and 207DE, shall be held, sold, conveyed, encumbered, rented, used, occupied and improved subject to the Residential and Construction Guidelines attached hereto as Exhibit "The Estate" - A", which are made a part hereof for all purposes.

It is the intent of this document to supplement that certain Exhibit "D" as attached to 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.

IN WITNESS WHEREOF, PINEHURST DEVELOPMENT, an Alabama General Partnership, has caused this instrument to be executed by Robert S. Craft, its Manager, duly authorized, this the 26<sup>th</sup> day of March 2002

IN WITNESS WHEREOF, CRAFT DEVELOPMENT CORPORATION has caused its corporate name to be executed by Robert S. Craft, its President, duly authorized, this the 26<sup>th</sup> day of March 2002

PINEHURST DEVELOPMENT,  
An Alabama General Partnership  
By: Robert S. Craft  
Its: Manager

CRAFT DEVELOPMENT CORPORATION  
By: Robert S. Craft  
Its: President

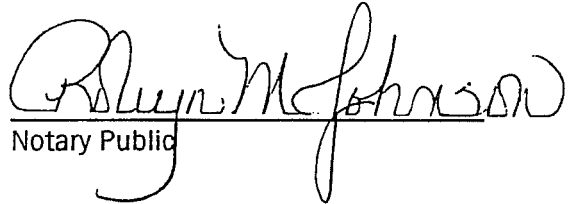
STATE OF ALABAMA

COUNTY OF BALDWIN

I, Robyn M. Johnson, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert S. Craft, who name as Manager of PINEHURST DEVELOPMENT, an Alabama general partnership, 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 said instruments, he in his capacity as such, executed the same voluntarily for and as the act of said Partnership, on the day the same bears date.

Given under my hand and seal this the 21<sup>st</sup> day of March, 2002

(SEAL)

  
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA  
MY COMMISSION EXPIRES  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

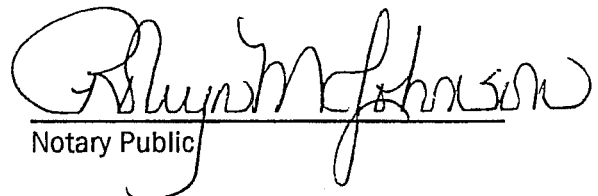
STATE OF ALABAMA

COUNTY OF BALDWIN

I, Robyn M. Johnson, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Robert S. Craft, who name as President of CRAFT DEVELOPMENT CORPORATION, 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 said instruments, he in his capacity as such, executed the same voluntarily for and as the act of said Corporation, on the day the same bears date.

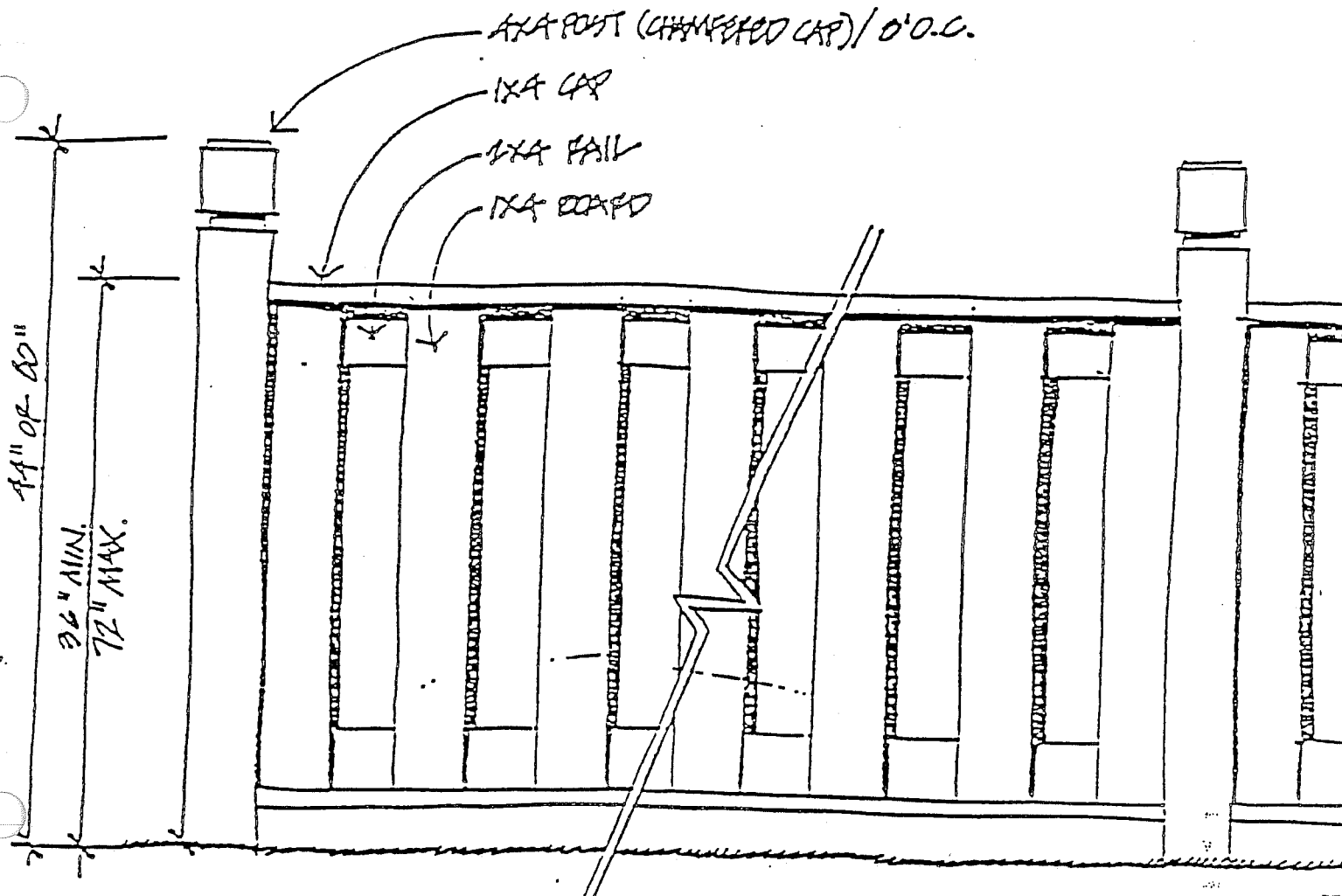
Given under my hand and seal this the 21<sup>st</sup> day of March, 2002

(SEAL)

  
Notary Public

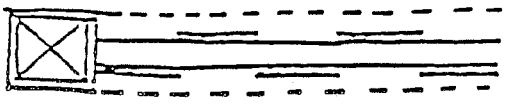
My Commission Expires: AT LARGE  
NOTARY PUBLIC STATE OF ALABAMA  
MY COMMISSION EXPIRES  
BONDED THRU NOTARY PUBLIC UNDERWRITERS

APPENDIX A STANDARDS



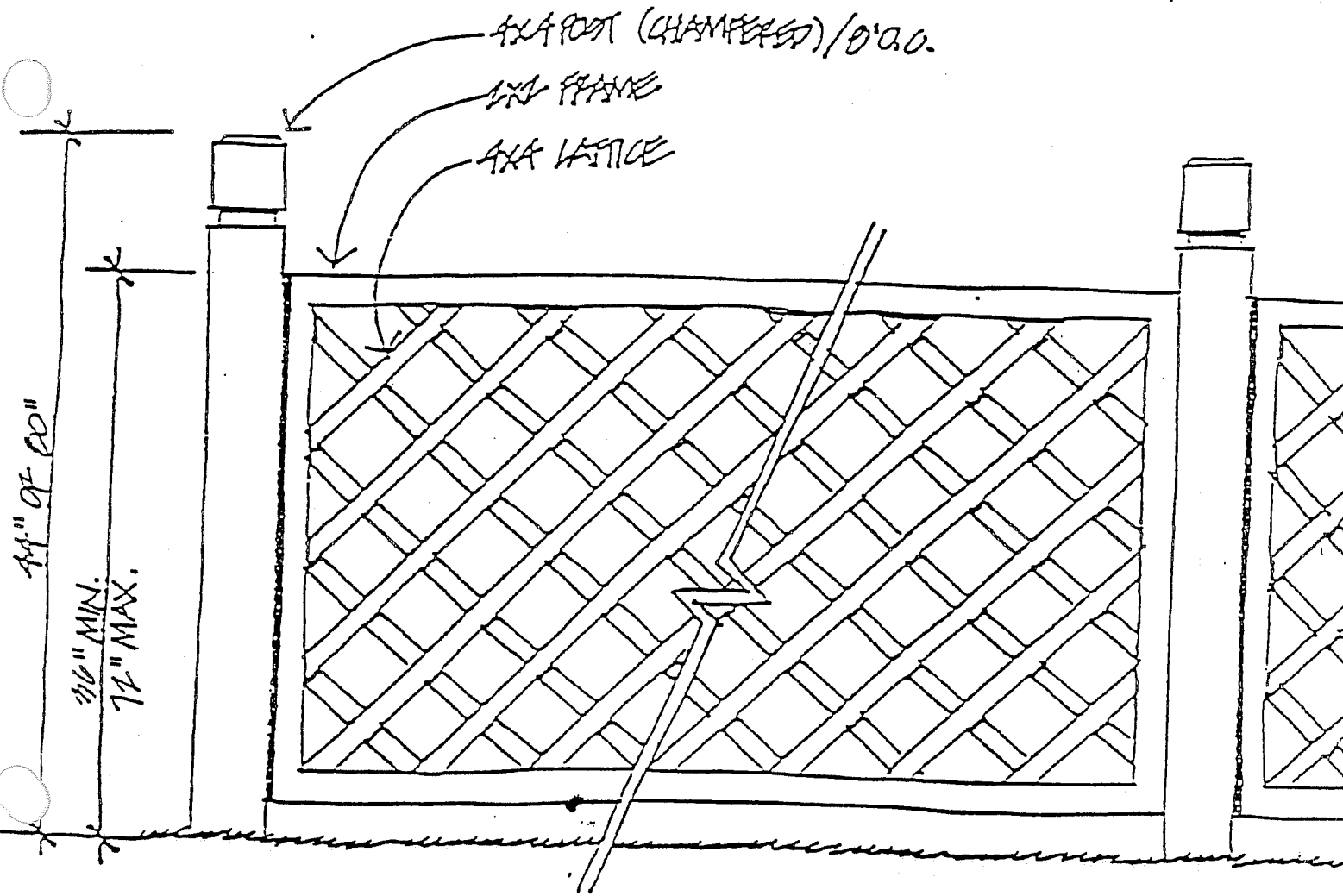
4x4 POST (CHAMFERED CAP) / O.O.C.  
 1x4 CAP  
 1x4 RAIL  
 1x4 BOARD

ELEVATION



PLAN

A  
 |  
 FENCE TYPE 'A'



(A) FENCE TYPE 'B'  
Z