

State of Alabama
County of Baldwin

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

(Applicable to St. Andrews Village Subdivision)

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 3/21/2022 11:43 AM
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WHEREAS, CRAFT DEVELOPMENT CORPORATION and CRAFT LAND COMPANY, Inc., for themselves, their successor, grantees, transferees and assigns, did by that certain Declarations of Covenants, Conditions and Restrictions for Craft Farms recorded in Miscellaneous Book 64, pages 1515, et seq., in office of the Judge of Probate for Baldwin County, Alabama, impose upon the real property described therein, certain mutually beneficial restrictions under a general plan for improvement for the benefit of all owners off real property subject to such Declarations; and

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

WHEREAS, Craft Farms Property Owners Association does desire to file for record the following Residential and Construction Guidelines applicable to all real property and lots subdivided therein as described in plat of St. Andrews Village subdivision, original of plat being recorded in the Office of the Judge of Probate of Baldwin County, Alabama on slides 1197A & 1197B, all in compliance with Article VI of said Declaration and all amendments thereto, and

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

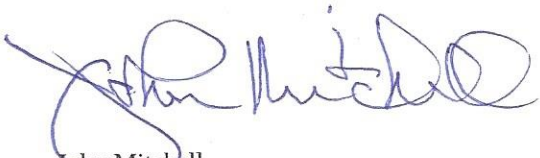
NOW THEREFORE, Craft Farms Property Association, does hereby declare that all property located within the plat of St. Andrews Village Subdivision, original of plat being recorded in the Office of the Judge of Probate of Baldwin County, Alabama on slides 1197A & 1197B, shall be held, sold, conveyed, encumbered,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

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

This Supplemental Amendment to the Declaration of Covenants, Conditions, and Restrictions for Craft Farms. Applicable to St. Andrews Village replaces the previous supplemental amendment, same title, recorded in the Office of the Judge of Probate of Baldwin County, Alabama in Misc. Book , filed 2/10/2015, instrument number 1498231.

IN WITNESS WHEREOF, Craft Farms Property Owner's Association, have caused their duly authorized officers to certify this document on this 27 day of January, 2022.

CRAFT FARMS PROPERTY OWNER'S ASSOCIATION

A handwritten signature in blue ink that reads "John Mitchell". The signature is stylized with a large, looping initial "J" and "M".

John Mitchell
President

A handwritten signature in blue ink that reads "Cynthia Tunnell". The signature is written in a cursive style.

Cynthia Tunnell
Secretary

Prepared By:
Billy Adcock
Director, St. Andrews Village
Craft Farms Property Owner's Association

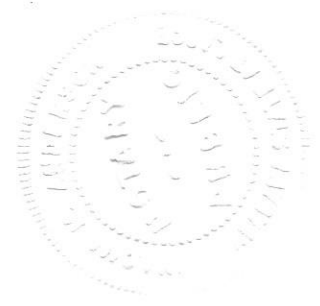
STATE OF ALABAMA COUNTY OF BALDWIN

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

Given under my hand and official seal this, 27 Day of January, 2022.

Notary Public *Naomi M. Anderson*

My Commission Expires:
October 30, 2024



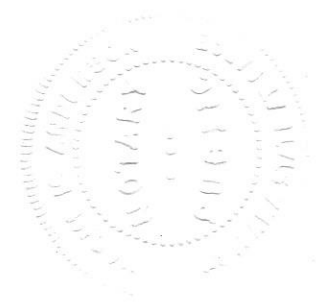
STATE OF ALABAMA COUNTY OF BALDWIN

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

Given under my hand and official seal this, 27 Day of January, 2022.

Notary Public *Naomi M. Anderson*

My Commission Expires:
October 30, 2024



GUIDELINES
of the
Architectural Review Modifications Committee
for
Homeowners in Saint Andrews Village
Craft Farms
Gulf Shores, Alabama

Revised: December 2021

INTRODUCTION

Maintaining the integrity and beauty of an established 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 and maintenance in order to realize the vision of Craft Farms as a golf and country club community.

These Guidelines specifically relate to Saint Andrews Village which is a fifty-three-lot home village located between the seventh, eighth and ninth fairways of the Cotton Creek Golf Course. **These are guidelines only and are flexible**, provided the applicant meets the criteria for the specific request. The success of Craft Farms depends on the cooperation of all participants in following these Guidelines to make the community an exciting place to live.

USE OF GUIDELINES

Protective Covenants

Supplements to this document are the DECLARATION OF COVENANTS 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 Modifications Committee and give the ARMC the authority to establish the additional guidelines and procedures.

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

As described in the Protective Covenants, all common property will be transferred and maintained by the Craft Farms Property Owners Association, Inc. These common property areas include, but are not limited to: detention pond areas, entry features at major entrances, landscape improvements along boulevards, streets, and recreation areas.

The Guidelines supplement the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, the legal document accepted by every homeowner when title to the property is taken. The Covenants establish the Architectural Review/Modifications Committee (hereinafter known as the ARMC) and require the **Committee's written approval before any change to a site or building exterior** can be made.

The AMRC is composed of three or more members appointed by the Craft Farms Property Owners Association. Members are selected with the overall objective of creating a balance between lay people and professionals in design and construction.

AMRC RESPONSIBILITIES

The AMRC's responsibility is to ensure that the quality image of Craft Farms is implemented and maintained. More specifically, the Committee is empowered to perform the following services:

1. To establish the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CRAFT FARMS for the protection of enduring the property values and to provide reasonable safeguards for continuing appreciation.
2. To review design applications for compliance with codes and design criteria.

3. To promote compatible design and harmonious relationships between parcels and within land uses.
4. To require and sustain high standards of design and quality construction.
5. To establish fees for the review of applications as may be required.
6. To assure that all properties are maintained in the manner prescribed by the DECLARATIONS OF COVENANTS.
7. To monitor and correct violations of design criteria as established by the DECLARATIONS OF COVENANTS.
8. To amend design criteria as may be required.
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 ARMC and changes to criteria.
12. To review and rule on any variance application.

Limits of Responsibilities

The primary goal of the ARMC is to review the applications, plans specifications, materials, and samples submitted to determine if the proposed structures conform in appearance and construction criteria with standards and policy as set forth by the ARMC.

The ARMC does not assume responsibility for the following:

1. The structural adequacy, capacity, or safety features of the proposed improvement or structure.
2. Soil erosion, uncompactable or unstable soil conditions.
3. Compliance with any or all building codes, safety requirements, governmental laws, regulations or ordinances.
4. Performance or quality of work of any contractor.

Design Review Procedures

In order to obtain an ARMC review of proposed site or building exterior construction, the purchaser/builder (applicant) initiates the review process by submitting an application to the ARMC. See Appendix A for sample application form. The application may be submitted by email, regular mail, or in person to the CFPO Manager.

The ARMC meets as necessary to review applications within 30 days of receipt and will render a decision on an application within 45 days from the date of submittal. For a typical application, two copies of the Required Information (see following details) must be submitted. One copy will remain on file with the ARMC and one copy, with comments, will be returned to the applicant.

Within 15 days of completion of approved construction, the applicant shall notify the ARMC. The ARMC then has up to 15 days to inspect the work. If the work is not done according to the approved application, the ARMC has the authority to require the applicant to remedy the deviation within 45 days or be subject to removal of any unapproved construction.

Upon satisfactory completion of the approved construction, the ARMC will issue a CERTIFICATE OF COMPLIANCE upon which the applicant may then apply for a CERTIFICATE OF OCCUPANCY from the City of Gulf Shores, Alabama.

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

Required Information

Project Data

1. Name of the applicant.
2. Mailing address, email address and telephone number of the applicant.
3. Description of proposed construction, including property address.
4. Builder name, mailing address, email address, and telephone number.
5. Construction schedule (start and completion).

Site Plan Drawing

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

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

Grading Plan

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

Landscape Plan

A detailed landscape plan for the entire site, conceptual irrigation plan for the entire site, including the tap to the Village irrigation well for water source.

Working Drawing

Complete working drawings and specifications for all proposed housing construction.

House Siding

All exteriors shall be stucco elastomeric, color impregnated coating. Approved colors are listed in Appendix C.

Trim Material

Fascia trim is 2" x 8" spruce painted with an approved color trim. Approved colors are listed in Appendix C.

Roofing Material

Roofing materials are to be GAF Timberline Series Architectural Asphalt shingles. Approved colors are listed in Appendix C.

Elevations

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

Details

Materials, specifications and color chips for the following:

- Exterior Doors
- Garage Doors
- Patios/Decks/Porches

Privacy Walls
Screen Enclosures
Exterior Lighting
Mechanical Equipment Screens

Lot Layout

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

Lot Grading

1. Grading of rear yards is to be designed to provide a level area adjacent to the home 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 the lot during the construction process.
4. Any change to grading shall be approved by the ARMC. 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 naturally appearing land form.
6. Patios, lawn areas, shrub beds, etc. shall be sloped away from foundations.

Building Restrictions/Setbacks

Unless otherwise noted, the minimum setbacks for all residential building and garages shall be:

Front: 20 feet
Side: 0 feet
Rear: 0 to 10 feet

The square footage (heated and cooled space) for each residence will be as follows:

The Ginger Beer: 1474 square feet
The Burn: 1647 square feet
The Heathery: 1890 square feet
The Cartgate: 1945 square feet

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 2 cars.
2. No driveway shall be steeper than a 10% grade.
3. Automatic garage doors are mandatory.

Building Architecture

The overall goal of the Guidelines is to maintain a high quality and harmonious design within each neighborhood, while allowing for diversity and individual choice of home style. The design of the four models listed above, (Ginger Beer, Burn, Heathery, and Cartgate) are examples of recommended architecture. Additional information on these examples is available at the CFPOA office.

Building Site

The applicant is encouraged to carefully evaluate the finished floor elevation of each home relative to the adjacent homes' finish, floor elevation and existing grade. Required minimum is 18 inches above existing grade.

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

Exterior Façade

1. Stucco elastomeric, color impregnated coating. The ARMC shall determine color acceptability in accordance with the established guidelines and procedures. See Appendix C. Bright colors, other than white cannot be used as the dominant exterior color of a building.
2. Maximum of 3 roof elevation changes is recommended.
3. Minimum building height shall be 35 feet at the ridge line of roof.
4. All garage doors are metal panel, painted with oil-based enamel and with automatic garage door openers.

Doors

The front door is a single unit door with a single glass sidelight.

Windows

Elliptical and arch-style windows; painted aluminum, PVC or fiberglass casement.

Trim and Moulding/Shutters

1. Fascia trim is 2 inches by 8 inches spruce.
2. Fixed or operable shutters shall be as tall as the windows and must be approved by the ARMC.
3. Awnings, canopies and shutters shall not be permitted or affixed to the exterior of the building without prior approval of the ARMC.
4. Hurricane shutters shall not be stored on the exterior of the residence.

Garages

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

Roofing

1. Roofing materials are Timberline Series Architectural Style, Class "A" Asphalt Roof Shingles.
2. All rooftop appurtenances (vents, stand pipes, etc.) shall be painted to match the roof or trim color, and located on the roof pitch away from the street if possible. Rooftop heating or cooling units of any type are prohibited.
3. Any solar collectors shall be placed so as to appear as an integral part of the roof structure.
4. All exterior satellite dishes larger than 1 meter in diameter are prohibited.
5. Approved roof colors shall be an integral part of the exterior color scheme for the building and coordinated with approved exterior colors. Approved colors are listed in Appendix B.
6. A minimum of 3 roof elevation changes is recommended.

Exterior Materials

Stucco elastomeric, color impregnated coating. The ARMC has determined color acceptability choices. **ANY DEVIATION FROM THE COLORS APPROVED BY THE ARMC MAY RESULT IN REPAINTING AT THE OWNERS EXPENSE.**

Landscaping

The following LANDSCAPE GUIDELINES set minimum standards for the landscaping within Saint Andrews Village to be provided by the applicant.

Minimum Requirements

All housing lots shall be landscaped by the applicant prior to home occupancy or within 20 days after, weather permitting.

Erosion control measures must be in place prior to home occupancy. This includes erosion seeding and other applicable measures such as riprap on those lots which border a storm drain line which outfalls at the low part of a homesite. Erosion control fencing shall be in place during the construction phase of each home site and shall remain until the home is occupied and the site is properly landscaped and maintained.

An irrigation system tapped to the Village irrigation water line is required for all landscaped areas installed by the applicant. All irrigation systems are to be below ground, fully automatic or manual in compliance with all applicable building code requirements. All back-flow control devices are to be located and screened so that they are not visible from the streets.

The minimum site area landscaping installed by the applicant shall be approved and installed within 20 days of occupancy.

1. Front areas from rear of home to street shall present an attractive appearance, emphasizing and reinforcing the major entry and architectural design of the house in accordance with the established landscaping approved in St. Andrews Village.
2. The immediate area around each house shall be planted with shrubs and/or hedges sufficient in size and quantity to provide an effective foundation planting.
3. Each lot shall also be provided with sufficient shrubs, and/or ground covers to provide partial screening, seasonal coloring and intermediate scale to the lot.
4. All areas of the lot not landscaped in planning beds shall be sodded with approved grass species. See Appendix C.
5. All landscaped and sodded areas shall be irrigated.
6. Underdeveloped areas, held in reserve for future building or pavement development by an applicant need not be irrigated or fully landscaped. However, those areas shall be (if natural vegetation has been disturbed or is deemed inadequate to prevent erosion), as a minimum, seeded with a drought resistant turf mix to hold down weed growth and to minimize wind and water erosion.
7. The use of non-living objects such as ornaments in the landscape is discouraged, particularly in front or side yards visible from adjacent properties and roads. All exterior objects and sculptures must be approved by the ARMC.
8. No trees will be removed from the Golf Course side of the lot without the prior approval of the ARMC except for diseased trees or for safety reasons which may cause damage to an existing or proposed home. **Removing trees from between houses and in front of the house require prior approval of the Saint Andrews Village Representative.**
9. Street trees (signature trees) are the property of the Association and will not be pruned or removed by the homeowner.

Acceptable Landscape Material and Practices

Plant Quality and Size

1. 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 these requirements shall be the minimum size at the time of installation.
2. All major shade trees shall be a minimum of 10 feet in height with a minimum spread of 8 feet. All trees shall have a minimum planting area of 25 square feet with a minimum distance of 2 ½ feet from the center of the tree trunk to the near edge of any landscape area.
3. Shrubs, classified as "spreading type" shall have a minimum spread of 18 inches; those classified as "upright type" shall have a minimum height of 30 inches. The ARMC shall reserve the right to approve a lesser size shrub with greater density.
4. Ground covers shall be in a minimum of 2¼ inch pots and planted at a minimum of 8 inches on center.
5. Hedges shall be planted a minimum of 3 feet on center. Shrubs used in hedges shall be the minimum size for shrubs set forth in these guidelines.

Workmanship

1. All plant material shall be installed in accordance with the best standard nursery practice, with the quality of plant materials described in this section.
2. 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.
3. Use of indigenous inorganic materials (i.e. rocks, gravel) to function as ground cover or paving substitutes shall be allowed only with ARMC approval and shall be used only when governed by a strong design concept or in areas where organic material would present maintenance or logistical problems.
4. All major and minor trees shall have a mulch bed with a minimum radius of 2½ feet measured from the center of the tree trunk. Each shrub shall have a mulch bed that has a minimum radius of 12 inches measured from the center of the plant. Shrubs planted in mass shall have a continuous mulch bed. All vines and ground covers shall have a bed minimum of 2 inches in depth.

Recommended Plant Material/Palette

The shrubs and trees listed in this section are permitted for use in landscaping. Exceptions to this list must be approved by the ARMC.

Live oak trees shall be used for street right-of-way planting. All major trees used in the project (except right-of-way) shall be 2½ inches minimum caliper. Other trees can be used as approved by the ARMC.

Major Trees

American Holly	(Ilex Opaca Var.)
Chinese Elm	(Ulmus Parvifolia Semper Virens "Drake")
Laurel Oak	(Quercus Laurifolia)
Live Oak	(Quercus Virginiana)
Red Maple	(Acer Redrum)
Southern Magnolia	((Magnolia Grandofloral)
Sweet Gum	(Liquidambar Stryraviflua)
Sycamore	(Plantanas Occidentals)
Tulip Poplar	(Liriodendron Tulipiferia)
Water Oak	(Quercus Nigra)
Bald Cypress	(Taxodium Distichum)

Minor Trees

American Holly	(Ilex Opaca)
Cherry Laurel	(Prunus Caroliniana)
Crepe Myrtle	(Lagerstronemia Indica)
Wax Myrtle	(Myrica Cerifera)

All plants and materials used for hedges and screens shall be planted to create an 80% opaque screen at 30 inches of height. The following is a brief representative of materials. Other materials can be used as approved by the ARMC.

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

Landscape Maintenance

Landscape maintenance is provided by the POA Board-approved landscape contractors as a portion of Saint Andrews Village residents POA dues.

POA RESPONSIBILITIES:

1. All plantings are to be irrigated or watered as often as necessary to maintain healthy growing conditions.
2. All lawns shall be kept neat and mowed to a maximum of 3-4 inches in height.
3. The site shall be maintained in safe, clean and neat conditions free of rubbish and weeds.
4. Irrigation systems are to be kept in proper working condition. Adjustment, repair and cleaning are provided by the POA from the dues paid by the homeowner.

HOMEOWNER RESPONSIBILITIES

1. All homeowner plantings to be maintained in healthy growing condition. Fertilization, cultivation and pruning shall be carried out on a regular basis.
2. Dead or dying homeowner plants shall be removed and replaced as quickly as possible within 30 days maximum unless seasonal conditions prohibit.

Fencing

Fencing is prohibited. See Article VII, item 7.33, Master Documents amended December 5, 2016.

Screening

Approved screening and/or other approved means (such as plant material) shall be used to screen unsightly objects. The purpose of the screening requirements is to ensure the residential neighborhood has a neat and orderly appearance free from the visual clutter that detracts from property values and community character.

Garbage and Refuse

All trash, 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.

Mechanical Equipment/Utilities

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

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

MISCELLANEOUS

Signage Guidelines

1. No signs of any type shall be displayed on the home site after initial occupancy except for a single sign advertising the home for sale or lease. This sign shall be in accordance with sign guidelines.
2. No signs shall be posted in the windows of a home except those specifically approved by the ARMC.
3. No house numbers shall be placed on a residence, or any signs. House numbers are provided on the mailbox provided by the CFPOA at the Applicant's expense.

Mailboxes

1. Mailboxes of the standard Saint Andrews Village design may be purchased from the Property Owners Association who will install them at the applicant's request and expense. The posts shall not be stained or painted in a color different from the original white.
2. The mailbox will be painted dark green (such as Hunter Green by Rustoleum). The post and newspaper box will be painted white. The house number will be black and displayed on the newspaper box.
3. No other devices shall be attached to this structure.
4. Maintenance of the mailbox is the responsibility of the homeowner.

Lighting

1. Site specific exterior façade lighting of houses shall not be directed in such a manner as to create an annoyance to adjoining properties.
2. Only low wattage lighting may be used to illuminate landscaping.
3. High wattage area lighting (yard lights) is prohibited. Illumination of roofs or features is prohibited.
4. Multi-colored façade lighting is prohibited, with the exception of holiday decorating.

Ancillary Structures

1. All ancillary structures, such as a greenhouses, trellises, arbors, cabanas, etc., need to be approved by the ARMC. Any such structure shall be sited and designed to be compatible with the house and all adjacent houses.
2. In no case shall ancillary buildings be located within the setbacks required by the City.

Driveways

All modifications to a driveway must be approved by the ARMC. 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. All driveways must be constructed of concrete. Asphalt driveways are disallowed. **Painting of driveways must be approved by the ARMC.**

Retaining Walls

1. All retaining walls shall be approved by the ARMC 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. A retaining wall that diverts water onto other properties or otherwise substantially alters existing drainage patterns is prohibited.

Exceptions

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

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

Prohibited Use

Certain uses of properties are prohibited within residential neighborhoods at Craft Farms. Refer to DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CRAFT FARMS for more details.

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. For example parking vehicles on lawns or front yard areas during construction, exterior sound systems that create noise heard beyond the property lines, etc. are examples of annoyances. Annoyances also include fireworks which are illegal within City limits.

Storage of trash, building materials, construction equipment, etc. in an unscreened area on a residential site is prohibited.

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 businesses are also prohibited.

APPENDIX A

New Construction & Major Additions- SEE: “craftfarmspoa.com/Documents/ARMC Requirements”

Improvements/Modifications- SEE “crefftarms.com/Documents/CFARMC Request Form”

Appendix B

DEFINITIONS

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

1. APPLICANT

Any person or organization who or which has made or intends to make a request to the Committee for its review and comment for official review and approval/denial.

2. ARCHITECTURAL REVIEW/MODIFICATION COMMITTEE

A special committee as established under the provisions of the Covenants 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 of several floors of a building or portions thereof, including the basement, if any, as measured from the exterior faces of the exterior walls of such building.

4. BUILDING

Any structure intended for shelter, including all projections or extensions, garages, outside platforms, decks, carports, canopies, enclosed walls 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

Changes of any type or kind made to or upon any land within the property.

7. LANDSCAPING

A space or ground covered with grass, groundcover, shrubbery or trees which may include earth berms, walls, and similar materials, all harmoniously combined.

8. OCCUPANT

Any person or organization who or which has purchased, leased, rented, or is otherwise legally entitled to occupy and use any building site or sites, whether or not such right is exercised.

9. OPEN SPACE

Any portion of a privately owned property that is not covered by a building, parking area, driveways or other vehicular pavements. Such open spaces must be landscaped according to the landscape design guidelines.

10. PUBLIC STREET

Any dedicated right-of-way within the property and on any recorded subdivision plan whether designed as a street, boulevard place, drive, road, terrace or way.

11. SCREEN

The use of walls or plant material as called for in the Guidelines, in such a way as to minimize the visual exposure of the 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

Any thing or device, the placement of which upon any tract might affect the physical appearance thereof, including, by way of illustration and not by limitation; buildings, shed, covered patios, fountains, swimming or wading pools, walks, signs, and trash enclosures.

15. USE, PERMITTED

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

16. VARIANCE PROCEDURES

Owners may apply for a variance through the ARMC specifying the grounds thereof. After the ARMC has received the written request for a variance, it shall fix a reasonable date and time for the hearing on the variance, giving the other owners within the Village and the CFPOA Board notice thereof as well as due notice to the party(s) in interest. After reviewing the application the ARMC shall have the authority to (a) deny the variance; or (b) authorize the variance providing 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 ARMC. However, the applicant may appeal the decision in accordance with the Association Bylaws.

17. UNNECESSARY HARDSHIP

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

APPENDIX C

APPROVED COLORS

Exterior Facades (stucco). These colors are found at www.parex.com

- Almond - 10407(73)
- Limestone – 10402(71)
- Slate – 10404(50)
- Classic Crème – 10421(44)
- It is best to check with the ARMC for currently available colors.

Trim – These colors can be found at Home Depot or a BEHR dealer.

- Sable DP - 318
- Adobe Brown DP - 387
- Pewter DP – 518
- Light Lead DP – 542
- Ultra-Pure White Exterior

Roof – GAF asphalt shingle colors are found at GAF.COM.

- Cedar
- Heather
- Weathered Wood
- Drift Wood
- Pewter Gray

APPROVED GRASSES

- Zoysia
- St. Augustine
- Centipede
- Bermuda