

## **Cotton Bay HOA-ARC Basic Guidelines**

- 1. All exterior home/roofline footprint modifications require a modification form.**
  - A. Includes patio covers, screen room, sunrooms, room additions, and pergolas but not limited to these items**
  - B. Require submittals: Plot plan/as built survey with all locations of improvements**
  - C. Require submittals: CAD drawings, images, links to products, colors and finishes, etc.**
- 2. All exterior home/roofline require a copy of the City of Gulf Shores Building Permit**
  - A. Includes patio covers, screen room, sunrooms, room additions, and pergolas but not limited to these items**
- 3. All roof replacement require a modification form with shingle brand, style, and color**
  - A. Roof specifications, accepted styles are Architectural or Dimensional Asphalt shingles**
  - B. Colors accepted are:**
    - 1. Weathered Wood**
    - 2. Weathered Shadow**
- 4. All roof replacement require a copy of the City of Gulf Shores Building Permit**
- 5. Fences (Wood only for privacy fences)**
  - A. Styles**
    - 1. Privacy (Board beside board)**
    - 2. Board on Board (Shaker)**
    - 3. Shadow Box (2 sided offset spaced boards)**
  - B. Height restriction 4'-8' tall but must be 3" lower than house soffit**
  - C. No fence in front yard beyond house structure**
  - D. Screen fences for Trash cans, generators, HVAC units, etc.**
    - 1. Wood (same styles apply)**
    - 2. Vinyl white/tan privacy or Lattice**
  - E. New fences require submittals: Plot plan/as built survey with all locations of improvements, finishes, and style of fence**
  - F. Replacement fences require submittals: Finishes and style of fence**
- 6. Whole house standby Generators/Propane Tanks require modification form**
  - A. Standby Generators must be out of view from street**
  - B. Standby Generators may require a privacy fence or screening from view**
  - C. Buried propane tanks must meet State of Alabama requirements**
    - 1. Front yards are full of utilities and have a utility easement, caution is required, and Blue Staking utility marking is required**
    - 2. Front yard buried propane tanks access must be screened by landscaping**
    - 3. Above ground propane tanks must meet State of Alabama requirements**
    - 4. Above ground propane tanks must be out of view from street and adjoining properties.**
  - D. Require submittals: Plot plan/as built survey with all locations of improvements**

## **7. Pools**

### **A. In Ground Backyard Pools**

- 1. Require modification form**
- 2. Require a copy of City of Gulf Shores Building Permit**

**B. Above ground backyard pools are considered temporary, there are no restrictions**

**8. Colors of Front doors, Garage doors, and Front decorative shutters are at the ARC/Boards discretion and require a modification form**

**9. Hurricane Shutters require a modification form**

**A. There are no restrictions on the type of engineered hurricane shutters other than color coordination with house and neighborhood aesthetics**

**B. Homemade hurricane shutters are at the discretion of the ARC/Board**

**10. Window and Door replacement**

- A. Window and Door replacement require a modification form**
- B. Window and Door replacement require a copy of the City of Gulf Shores Building Permit**
- C. Window replacement frame color and grids.**
- D. Require submittals: CAD drawings, images, links to products, colors and finishes, etc.**
  - 1. White frame is the general color accepted but Tan or Bronze or any other color is at the discretion of the ARC/Board**
  - 2. Grids are not required**

**11. Landscape and Trees**

**A. Front Landscape generally is grass with shrubs, plants, and trees**

- 1. No species of grass requirement**
- 2. No species or plant count requirement for shrubs, plants, or trees**

**B. Trees**

- 1. No species of tree requirement or limitation on new trees**
- 2. Removal of trees require a modification form**
- 3. Removal of trees may fall under the jurisdiction of the City of Gulf Shores ordinance. Confirm with the city before accepting or approving modification form**

**C. Rear yard landscaping has no requirement or restriction other than any tree removal requirements**

**12. Basketball Hoops**

- A. Generally, basketball hoops attached to a home are discouraged but up to the discretion of ARC/Board**
- B. Basketball hoop attached to home require a modification form**
- C. Require submittals: CAD drawings, images, links to products, colors and finishes, etc.**
- D. Unattached store purchased basketball hoops are allowed and treated as a temporary structure**

**13. Signs, Yard art, and decorations**

- A. No permanent sign allowed**
- B. No business signs allowed accept temporary Realtor, For Sale by owner, For Rent, or construction signs**
- C. Political signs are not restricted but the limit of quantity of signs on a property are at the discretion of the ARC/Board**
- D. Yard art and decorations have no restrictions and are considered temporary**

**14. Mailboxes and mailbox poles**

- A. All mailboxes must be black in color. The sizes may vary at the discretion of the ARC/Board**
- B. Mailbox posts must be black usually aluminum and may be decorative**
- C. New mailboxes and post require a modification form**
- D. Require submittals: Color, shape, finish and design are in discretion of the ARC/Board**

**15. Flagpoles**

- A. Flagpoles imbedded into the ground require a modification form.**
  - 1. Generally, flagpoles are accepted with some conditions.**
  - 2. Flagpoles need to of sound construction and should be installed in a manner to withstand 160 mph hurricane force winds.**
  - 3. American flags flown on flagpoles must be illuminated in the manner of the United States of America guideline. Therefore, flagpoles should be installed with this guideline in mind**
  - 4. Maximum height of 20' is normal. Any other height is at the discretion of the ARC/Board City zoning and ordinances may apply. Verify with city before approving any flagpole over 20' tall**
  - 5. Require submittals: Plot plan/as built survey with all locations of improvements**
  - 6. Require submittals: CAD drawings, images, links to products, colors and finishes, etc.**

**16. Sheds**

- A. All shed require a modification form**
- B. Require submittals: Plot plan/as built survey with all locations of improvements**
- C. City of Gulf Shores has restrictions and requirements**
  - 1. Location in rear yard is crucial for city requirements**
  - 2. Safety, fire code and drainage are all considered**
  - 3. Over 100 square feet may require engineering**
- D. Require submittals: Color, shape, finish and design are in discretion of the ARC/Board**

## 17. Concrete

- A. Front yard additional concrete, requires a modification form
  - 1. Require submittals: Plot plan/as built survey with all locations of improvements
  - 2. Require submittals: images, links to products, colors and finishes, etc.
- B. Rear yard no modification form needed unless part of another improvement.
- C. Concrete paint, resurfacing, staining, etc.
  - 1. Requires modification form
  - 2. Require submittals: images, links to products, colors and finishes, etc
    - a. Approval accepted at the discretion of the ARC/Board

## 18. Exterior painting of brick veneering on houses

- A. Painting of the exterior brick veneer is not allowed, and no waiver has been granted.
- B. If a waiver is requested, an amendment to the Covenants is required because of the disruption of the “harmony of the exterior design” per Article VI-Architectural Control, section 2 of the Covenants, Conditions, and Restrictions.

## Supporting Covenants

### “ARTICLE VI -ARCHITECTURAL CONTROL

Section I -Prior Approval. No building, fence, wall, mailbox, driveway, gate, light post, landscaping or other structure or improvement of any nature whatsoever shall be commenced, erected or maintained upon any Lot or the Subject Property by any Owner, the Association or anyone else, nor shall any exterior addition to or change, alteration or modification be made to any of the foregoing until the design, plans, specifications, plot plan and landscaping plan showing the nature, kind, shape, height, material, color and location of same have been submitted to and approved in writing by the Architectural Review Committee as complying with the standards generally set forth in Section 2 of this Article VI. In the event the Architectural Review Committee fails to approve or disapprove such design, plans, specifications, plat plans and/or landscaping plans within 30 days after same have been received by said Committee, or in any event, if no suit to enjoin the erection of such improvements or the making of such alterations has been commenced prior to the completion thereof, such approval will not be required and this covenant will be deemed to have been fully complied with. The plans submitted to the Architectural Review Committee shall, without limitation, show the elevation and other matters set forth on the front, rear and both side walls of the structure.

Section 2 -Architectural Review Committee. The Architectural Review Committee shall initially consist of three (3) representatives of Declarant who shall serve until their a resignation therefrom. After three-fourths (3/4) of the Lots in the Subdivision are sold, the Board of Directors of the Association shall appoint one (1) additional person to serve on the Architectural Review Committee, who shall be an Owner of a Lot within the Subdivision, and who may not be an Officer, Director or Stockholder of the Developer. It is contemplated that the

Subject Property will be developed as a first-class single family residential subdivision of high standards. Accordingly, decisions of the Architectural Review Committee shall be based upon the uniform application of such reasonable, but high, standards as are consistent with a first-class single family residential subdivision, such standards to include, among other things, the harmony of external design including roof style (pitch, shingle and color), chimney, exterior siding (material and color), windows and trim, shutters ( color and style), front doors, garage doors, location in relation to surrounding structures and topography, the type, kind and character of buildings, structure and other improvements, and aesthetic qualities in general. The initial members of the Architectural Review Committee shall be William S. Spriggs, Susan Greenwell and Roy Parker.

Section 3 -Construction Plans. All construction plans shall be accompanied by a complete landscape plan for the entire Lot.”

City of Gulf Shores Special Zoning Restrictions

RESOLUTION NO. 3120-01

A RESOLUTION AMENDING RESOLUTION NO. 2948-99,  
ADOPTED DECEMBER 20, 1999,  
APPROVING FINAL PLAN OF  
COTTON BAY SUBDIVISION  
WITH REGARD TO  
MAXIMUM ALLOWABLE BUILDING COVERAGE  
FOR COTTON BAY PATIO HOMES  
(PUD2001-01)

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WHEREAS, Cotton Bay, LLC has requested to change the **maximum** building coverage allowance approved in the Final Plan for Cotton Bay Subdivision, aka Cotton Bay Patio Homes, in Resolution No. 2948-99, adopted December 20, 1999;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 26, 2001, as follows:

Section 1. That Resolution No. 2948-99, approving the Final Plan of the Planned Unit Development known as Cotton Bay Subdivision (aka Cotton Bay Patio Homes), be and it is hereby amended by increasing the maximum allowable building coverage from 27% to 35%.

Section 2. That said approval is contingent upon:

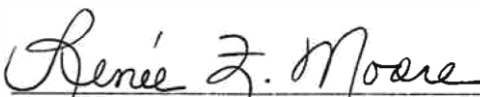
- 1) If any of the lots within the development have sold, all current owners must sign the amended plat acknowledging their consent to the change.

Section 3. That this Resolution shall become effective upon its adoption.

ADOPTED this 26th day of February 2001.

  
David L. Bodenhamer, Mayor

ATTEST:

  
Renee F. Moore, CMC, City Clerk

I, Renee F. Moore, CMC, City Clerk of the City of Gulf Shores, Alabama, do hereby certify that the foregoing is a true and correct copy of Resolution No. 3120-01 (prepared by City Clerk), which Resolution was duly and legally adopted at a regular meeting of the City Council on February 26, 2001.

  
Clerk