

The Architectural Design Regulations of

The Waterfront Community

Of

# **Caswell @ Bayou St. John**

Orange Beach, Alabama

Adopted by Caswell @ Bayou St. John

2005

Updated 2019

## ARCHITECTURAL DESIGN REGULATIONS

### Building Set Back

Front (Park Area)	5	Feet
Rear (on Certain Circle)	5	Feet
Side	7.5	Feet

#### Special Side Setbacks:

10 feet on Lot 23 (east)

7 feet on Lot 10 (east)

Or as shown on plat.

*NOTE:* Roof overhang may encroach setbacks by up to 2 ft.

Further, terraces and/or decks are permitted to be constructed into the south setbacks on Lots 10, 11, 12, and 13. The elevation of said terraces and/or decks must be at least 3 feet below the elevation of the finished floor of the first level of the residence located on said LOT. Said terraces and/or decks may not have any vertical portions or components more than 42 inches high. Said terraces and/or decks may not be erected, altered, remodeled, constructed, or added to so as to extend more than 36 feet south of the south setback line on said LOTS. All such terraces and/or decks must be approved by the ARCHITECTURAL COMMITTEE.

### Off Street Parking

One attached garage structure for a maximum of three cars is to be provided which structure may include a second level "guest quarters."

*NOTE:* Driveway's widths may increase upon approach to a garage area.

Parking in designated yard areas is not allowed.

### On Street Parking

Vehicles should be first parked in garage and on owner's driveway. Secondary parking is designated at pool area. Street parking is prohibited except during holiday periods.

Access by emergency vehicles must be maintained at all times.

### Site Coverage

Site coverage shall be limited to fifty-five percent (55%) with emphasis on maintaining existing vegetation and trees.

### Building Area

Maximum building area per lot for heated and cooled space shall be 5500 square feet.

Minimum building area per lot for heated and cooled space shall be 2400 square feet.

### Main Living Level

Main living level shall be elevated between twenty (20) inches and thirty-six (36) inches above average, natural grade. Foundations shall be concrete masonry units (CMU) with concrete slab on fill, or brick/masonry piers and wood framing with screening (lattice) between piers.

### Building Heights

The distance from the ground level slab to the top of the roof ridge of the single family dwelling cannot exceed thirty-eight (38) feet, except that an OWNER may be entitled to build a "tower" not to exceed forty-five (45) feet in height which said exception must be approved by the ARCHITECTURAL COMMITTEE. Buildings are to be two (2) story unless approved by the ARCHITECTURAL COMMITTEE. (except that a basement floor under the ground surface of any building or structure, the area between the ground and the main livable floor of any building or structure or an attic shall not be considered a story for this purpose).

### Interior Wall Height Minimums

10 foot min.	Primary living space (first floor level)
9 foot min.	Secondary living space (second floor level)

### Porch and Deck Rails

Railing designs will be in the Traditional Southern Vernacular style. Rails may be painted wood, wrought iron, or aluminum.

### Roof Pitch/Roof Overhangs

#### Primary Roofs

Roofs that cover the habitable portion of the house or porches shall have a roof pitch of between 6:12 and 12:12.

#### Secondary Roofs

Roofs that cover only porches may have a roof pitch of between 3:12 and 12:12. All primary and secondary roofs shall have a minimum overhang of 1' 0".

### Flat Roofs

Allowed only if used as deck or covered porch surface on the second or third levels.

### Wood Trellis

A painted wood trellis or Pergola may be located in the side or rear yard, or attached to the side or rear (streetside) of the house.

### Exterior Doors

Exterior doors should be wood or aluminum clad wood. Single and double doors should have 50% glass minimum. Sliding glass doors not allowed. Garage doors on LOTS 1-9 and 14-23 are to be carriage house type. Garage doors on all LOTS must be manufactured to meet wind load requirements, and may be constructed of solid wood or fiberglass. Garage doors on LOTS 10-13 must not face Certain Circle. Wood panels applied to metal frames are acceptable where the design is specifically approved by the ARCHITECTURAL COMMITTEE.

### Exterior Door Shutters

Door shutters are encouraged. They must be operable and cover openings completely.

When closed, shutters should be of a style compatible with the style of the house.

### Exterior Windows

Windows must be double hung, awning, casement or fixed and be of a vertical proportion or square. No horizontal proportioned windows or sliding windows allowed.

Window frames must be constructed of wood or wood clad materials. No all-aluminum windows will be permitted. Vinyl windows may be permitted.

### Exterior Window Shutters

Window shutters are required except for windows which are impact glass. They must be operable and substantially cover all openings. When closed, shutter style must be compatible with the style of the house.

### Floor Systems

Floor Systems may be concrete slab on fill or wood framing on masonry piers. Piers must have brick or stucco face. All space between piers must be screened with painted or stained wood, or vinyl lattice with frame.

### Wall Systems

Permitted: Brick veneer  
Stucco over masonry structure.  
Stucco over wood frame, no expansion joints allowed.  
Wood siding (painted or semi-solid stain)  
Hardie Siding (painted or prefinished)

Not Permitted:  
Plywood veneer  
Stone veneer  
Masonite and certain synthetic siding including vinyl and aluminum

### Roofing Systems

All roofs must be fiberglass, asphalt dimensional shingles, GAF Timberline 30 (or better), in colors of Driftwood or Weatherwood or metal roofing which must be "Galvalume" standing seam roofs or approved equal. The profile of said metal roofing must be a "non-commercial" type and the colors are to be from a neutral pallet, approved by the ARCHITECTURAL COMMITTEE.

### Chimney

Must be stucco or brick over concrete block, brick veneer on wood frame or stucco over metal lath on wood frame. Flue pipe may not be exposed. Flue pipe enclosure/chimney must extend to the ground.

### Mechanical Equipment

Air conditioning and other exterior house related mechanical equipment must be surrounded by landscaping in an amount sufficient to screen such equipment from view from the street and from the Park.

### Exterior Lighting

Low voltage landscape lights are allowed along entry walk and driveway and may not exceed 18" in height above grade. These lights shall operate off a photoelectric cell or timer and remain operational year round. Taller, Bollard or decorative fixtures are allowed at gates or ends of walks.

Building lights are to be placed above or alongside exterior doors and may not exceed 60 Watts each.

Light fixtures must be submitted for approval prior to installation.

### Fences

To preserve the natural, park-like setting of Caswell @ Bayou St. John, fencing of individual lots is discouraged. Small fenced areas to contain pets may be allowed at the street side yards. Fences should be decorative wrought iron or aluminum with a maximum height of forty-two (42) inches. Privacy fencing is not allowed. Fencing is allowed on LOTS 10-13, however, said fences may not extend more than 20 feet southward beyond the building setback line and may not extend northward beyond the south wall of the garage. Any and all fencing is subject to review and approval by the ARCHITECTURAL COMMITTEE.

### Landscaping

Minimum landscaping is required and maximum landscaping is encouraged. Show all landscaping on the architectural drawings. An underground irrigation system is required with the common well water to be supplied by the ASSOCIATION.

See Fences

See Mechanical Equipment

Existing trees shall be protected from damage from construction, storage, traffic and debris.

### Colors

Building exterior and roof colors are subject to approval prior to application. All roof colors shall come from the approved roof lists.

### Design Approval

All designs of residences must be submitted for design approval to the Caswell @ Bayou St. John Architectural Committee prior to construction. A plan review fee of three hundred dollars (\$300) must accompany the plan submittal. The plans and specifications are to be submitted to:

The Caswell @ Bayou St. John Architectural Committee

Once submitted, the plans will be reviewed by the Architectural Committee within (30) days. If no response to the initial submittal is received from the ARCHITECTURAL COMMITTEE within that time period, the plans will be deemed to have been approved.

Architectural plans may be submitted in two stages. During the Preliminary Design Review stage, the Caswell @ Bayou St. John Architectural Committee will assist the architect with the site layout, land usage, basic building structure, and construction materials. The committee may make suggestions about the various aspects of the submitted designs. It is strongly recommended that all plans first be submitted for Preliminary Design Review in order to minimize changes to plans resulting from suggestions made by the committee.

In the Final Design Review stage, the Caswell @ Bayou St. John Architectural Committee will review all plans, specifications and color schedules to ensure compliance with the Caswell @ Bayou St. John Design Regulations. In order to minimize delays, the architect should ensure that each requirement of the Caswell @ Bayou St. John Design Regulations has been met prior to submission to the committee. The following drawings and samples are required:

- Site/landscaping plan
- Floor plans(s)
- Exterior elevations
- Exterior details, i.e., columns, railings, eaves/fascia, windows and doors, shutters and fence
- Wall or building sections
- Paint – Exterior colors, roof shape, brick sample, and mortar color sample

Approvals are based on designs meeting all of the requirements of the Caswell @ Bayou St. John Design Regulations in addition to meeting its spirit and intent.

The above design and construction Design Regulations requirements are in addition to those required by Baldwin County, the City of Orange Beach, Alabama, and the Alabama State Building Code. It is the responsibility of the lot owner and his or her architect to ensure that the plans are in compliance with all appropriate building codes.

Variances to the Caswell @ Bayou St. John Design Regulations and its intent may be granted on design merit only, rather than hardship.

#### Garbage/Recycle Can Screen

It is recommended that garbage and recycle cans be kept inside the garage and out of sight. If an owner chooses to keep cans outside, a screen is required to conceal them from view. Screens shall consist of 3 sides with the 4th side being the house/garage. The specifications for 2 cans are as follows: Height 60", Width 40", Length 68" (1 can length is 34"). Floor should be a non-permanent material such as dirt or concrete pavers, no concrete slab. Materials: 6"X 6" treated post with 2"x4" or 1"x4" treated louvers painted to match house color. The dimension, colors, materials and location should be submitted in writing to the ARC for approval.

### Construction Period

In order to better coordinate activities within Caswell @ Bayou St. John, a Notice of Intent to Commence Construction must be delivered to:

The Caswell @ Bayou St. John Architectural Committee

before any construction activities may commence. Such notices may be in letter form and should indicate the lot to be built upon, the proposed schedule of construction, and any special requirements that the owner or builder may have during the construction period.

It is the owner's/builder's responsibility to repair any damage caused to Caswell @ Bayou St. John due to the construction of the owner's home.

Parking and construction traffic should be limited to those areas around the home to be constructed.

Except during periods of delivery or removal, no dumpsters, construction trash, or stored materials may be placed in the streets or common areas.

Silt fences should be maintained around the construction area until landscaping is installed.

Only one exterior sign is allowed per lot, and it shall only be allowed during the construction period, except that a sign advertising a property for sale shall be permitted. All signs should be approved by the ARCHITECTURAL COMMITTEE.

It is recommended that the lot owner schedule a pre-construction meeting with The ARC as a 1<sup>st</sup> step, prior to planning, to save time and reduce cost.

### Walkway

Walkway – Connecting home to common walk. Width 3'–4'. Materials, finish, edging, and design should match the driveway. (See covenants section 8.12). Walk placement should be site staked and drawn on site plan. No materials may be removed from existing common walkway.

### Boat Slips & Common Area Pier

Any and all changes, additions or deletions in any form from its current condition require a written request. Detailed drawings should be submitted and approved by the ARC prior to proposed changes. See section 8.37 of covenants. This includes but is not limited to the following:

Placement of boat slips – New or existing within slip.



Electrical – Must meet city code standards. Must be consistent with existing installations. Any electrical usage other than necessary to operate a lift will require a separate meter at owner's expense.

Dock Boxes – A limit of one box per slip. Must be identical to existing boxes.

Roofs / Structure Over Slip – Not allowed.

Maximum Boat Lengths – No portion of a vessel may extend outside the entrance boundary of the boat slip except as follows:

A. Outside slips – 6' maximum

B. Inside slips – 3' maximum

*(See section 8.48 Covenants)*

Water Hose – A limit of one hose per slip, neatly wound on hose hanger or stored in dock box.

Pier Area Neatness – No personal items left on pier. All items should be stored in boat, dock box, or removed from pier.

Cleaning of Fish – No fish carcasses may be disposed in waters of the marina. *(See section 8.40 of Covenants)*