

Architectural Requirements for Glenlakes Unit One (Carnoustie Place) Subdivision
March 21, 2018

Background – Architectural Guidelines for Carnoustie Place, Phase 1, were adopted and issued by Declarant on September 6, 2003. They were updated with further standards on September 11, 2005. After a few years of enforcement, Declarant became inconsistent in enforcement of published covenants and guidelines. Management of the Property Owners Association (POA) was handed to the lot owners in 2017. At the annual meeting of the POA on March 12, 2018, the lot owners of the Glenlakes Unit One POA voted to return to enforcement of the existing architectural guidelines issued by Declarant in 2003 and 2005. At its board meeting on March 21, 2018, the board clarified and adopted the following guidelines for enforcement by the Architectural Review Committee for all new construction in all phases of Glenlakes Unit One.

General - The house shall be designed with a minimum of 1,600 square feet on the first floor, a two-car garage, and additional room in the garage for a golf cart with side-opening cart door. The lot shall be completely landscaped with sod and plants/shrubs/trees and be watered by an automatic sprinkler system. The roof system shall have a minimum of 8:12 pitch. The finished floor elevation shall be a minimum of 12" above the crown in the road for drainage purposes. The house shall be designed to meet the IBHS Fortified Home Hurricane "Gold Standard" for strength.

Similarity – Efforts will be taken to prevent "cookie cutter" looks. No house plan, no front façade, no brick, nor no roof material shall be repeated closer than four lots on the same side of the street, nor on the lot immediately across the street.

Roof System – The roof system shall be framed/trussed on 16" centers. The roof sheathing shall be a minimum of 5/8" CDX plywood, not OSB. The sheathing shall be covered by a rubber membrane material (similar to "wind and ice shield") adhered to the sheathing instead of nailed/stapled. The roof surface shall be either 30 year (or better) architectural designed shingles reinforced with fiberglass material, or metal architectural shingles. All draining edges of the roof system shall have a gutter system with downspouts, color coded to the exterior wall surface.

Exterior Wall System – The exterior wall system shall be framed on a minimum of 16" on center. The exterior surface shall be brick, stucco, or other products approved by the ARC designed to withstand the fury of hurricanes, heavy rains and termites. Vinyl siding is not permitted. Heavy duty vinyl or wood framed exterior windows are required, with hurricane-rated safety glass with insulated double pane design. Vinyl or copper screens are required on all operable windows. Exterior window protection systems are not permitted in lieu of safety glass.

Driveways – All driveways shall be concrete with a minimum of 4" thickness, with steel wire or fiberglass fibers for strength. Intersections with the road shall be feathered to facilitate access

from/to the road without running over the curb. Driveways must drain away from the garage and house towards the street.

Exterior Doors – The front door must be part of an architectural design system incorporating windows above/ beside the door. The front door must be constructed of hurricane-rated fiberglass or metal. Other swinging exterior doors must be hurricane-rated and constructed of fiberglass or metal. Glass swinging or sliding doors must be hurricane-rated and designed for substantial rain and wind gusts.

Interior Finishes – All sheetrock must be covered with a textured finish before painting. Popcorn ceilings are prohibited. Public spaces such as living room, dining room, family room and kitchen shall have crown molding or other finish to dignify the areas as upscale quality. Floorings must be covered with carpet, ceramic tile, wood, or vinyl plank tile. The living room, family room, and master bedroom shall have some type of architectural feature in the ceiling, such as a tray, cathedral, or other accent.

Kitchen Areas – All counter tops shall be granite or other hard-surface approved by the ARC. The cabinets shall be constructed of wood or plywood, not press board. Sinks must be stainless steel, granite, or composite material designed for under-mount and color coordinated with the kitchen design. Washer and dryer area cannot be part of the kitchen and must be in a separate utility room.

Bathroom Areas – The master bathroom will have a walk-in shower, with grab bars, and with walls of tile, cultured marble or equivalent. Above the cabinets will be a 42" mirror, with recessed can lights in the ceiling. A storage closet shall be included in the master bath area. At least one bathroom shall have a tub/shower made of cultured marble or porcelain coated steel/iron. All showers shall have at least one wall-mounted grab bar for safety. Any bathrooms upstairs shall have iron vertical drain pipes to deaden any drain sounds for areas below. All toilets shall be the elongated and higher comfort style.

Electrical System – The electrical system shall include a disconnect provision for future installation of a standby generator system. Decorative light systems are encouraged, to include at least 20 can lights throughout the house. The kitchen shall have under-cabinet lights. Ceiling fans with double switches to operate the fan and light kit will be provided in the living room, family room, study/den, and master bedroom. Decorative rocker light switches shall be provided throughout the house, shall be color coordinated with the paint scheme.

Air Condition and Heating System – The unit shall have a SER rating of at least 15. If not gas heated, the heater system shall be a heat pump design with emergency heat strip capability. Thermostats shall be programmable for one week. The outside condenser unit shall be located to minimize noise for adjacent houses. Any houses with an upstairs area shall have a separate system for the upstairs area. No window air conditioning units are permitted.

ARCHITECTURAL GUIDELINES
GLENLAKES UNIT ONE PROPERTY OWNERS ASSOCIATION



The attached documents, enumerated below, comprise the Glenlakes Unit One Property Owners Association Architectural Guidelines and are the current architectural guidelines for all phases of Glenlakes Unit One, also known as Carnoustie Place, as of March 21, 2018.

1. Architectural Requirements for Glenlakes Unit One (Carnoustie Place) Subdivision, March 21, 2018 (two pages).
2. Architectural Design Guidelines For Glenlakes Phase 1, Carnoustie Place Development Code & Land Use Standards, ADOPTED 9/6/2003, REVISED 11/21/06 (30 pages).

By: 
 Michael L. Willis, President
 Glenlakes Unit One Property Owners Association, Inc.
 P.O. Box 373, Foley, AL 36536

STATE OF ALABAMA
BALDWIN COUNTY

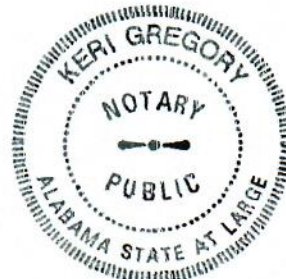
Before me, the undersigned a notary public in and for the County of Baldwin, State of Alabama, personally appeared Michael L. Willis, President of Glenlakes Unit One Property Owners Association, Inc., an Alabama non-profit corporation, who being duly sworn doth depose and say: That he has personal knowledge of the facts set forth in this document and that same are true and correct to the best of his knowledge and belief


 Michael L Willis, President
 Glenlakes Unit One Property Owners Association, Inc.

Subscribed and sworn to before me this 2018 day of March, ~~2017~~ by said affiant.


 Notary Public
 MY COMMISSION EXPIRES

MY COMMISSION EXPIRES APRIL 24, 2018
STATE OF ALABAMA AT LARGE



Section 14.9 Parking and Vehicular Restrictions. Subject to the rights of the **Declarant** or the **Master Association**, parking in or on **Glenlakes Unit One** or the **Glenlakes Unit One Common Area** shall be restricted as provided in the **Master Declaration** and this **Declaration** or **Rules and Regulations**.

No vehicle, camper, mobile home, motor home, house trailer or trailer of any type, recreational vehicle, motorcycle, golf cart, scooter, go-cart, moped, boat or other water craft, boat trailer, van, bus, automobile or any other transportation device of any kind shall be permitted to be parked or to be stored at any place within **Glenlakes Unit One** or the **Glenlakes Unit One Common Area**, except in spaces for some or all of the above specifically designated by the **Master Association**. **A limited exceptions to this parking prohibition is hereby permitted for the purpose of loading and unloading RVs and boats. RVs and Boats, for the limited purpose of loading and unloading, may be parked overnight for one night on the street or two nights in driveways.** No **Owner** shall keep any vehicle on **Glenlakes Unit One** or the **Glenlakes Unit One Common Area** which is deemed a nuisance by the **Board of Directors** of the **Master Association** or the **Glenlakes Unit One Board of Directors**. No commercial vehicle shall be permitted to be parked or to be stored at any place within **Glenlakes Unit One** or the **Glenlakes Unit One Common Area** except in spaces designated by the **Architectural Committee**. For the purposes of this **Section 14.9**, "**commercial vehicle**" shall mean those that are not designed and used for customary, personal/family purposes. The absence of commercial type lettering or graphics on a vehicle shall not be dispositive of whether it is a commercial vehicle. No **Owner** shall conduct repairs (except in an emergency) or

restorations of any vehicle on or upon any portion of **Glenlakes Unit One** or the **Glenlakes Unit One Common Area** except in an enclosed area with the doors to that area closed at all times. The prohibitions on parking contained in this **Section 14.9** shall not apply to temporary parking of vehicles such as for construction use or providing pick-up and delivery and other commercial services nor to any vehicles of the **Declarant**. No overnight on-street parking or parking on lawns shall be permitted.

Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained in this **Declaration** or in the **Master Declaration** or in the **Rules and Regulations** may be towed by the **Master Association** or by the **Glenlakes Unit One Association** or by the **Architectural Committee** at the sole expense of the **Owner** of the vehicle if the vehicle remains in violation for a period of **twenty-four (24) hours** from the time a notice of violation is placed on the vehicle. Neither the **Master Association** nor the **Glenlakes Unit One Association** nor the **Architectural Committee** shall be liable to the **Owner** of that vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of the towing, and once the notice is posted, neither the removal of said notice, nor failure of the **Owner** to receive said notice for any reason, shall be grounds for relief of any kind. An affidavit of the **Person** posting said notice shall be conclusive evidence of proper posting. For the purposes of this **Section 14.9**, "vehicle" shall mean and refer to any device on wheels or runners for conveying **Persons**, property or objects.

Glenlakes Unit One
Property Owners Association, Inc.
P.O. Box 373
Foley AL 36536

DATE

POA MEMBER
STREET
CITY AL 36535

Re: Lot XX

Glenlakes Unit One POA has several volunteers assigned to identify Covenant violations. The following Covenant violation(s) were observed on your lot.

<input type="checkbox"/>	DESCRIPTION	COVENANT SECTION
<input type="checkbox"/>	Grass needs to be mowed	7.3
<input type="checkbox"/>	Litter, trash, refuse or waste in yard	7.3, 14.12
<input type="checkbox"/>	Excessive Weeds	7.3
<input type="checkbox"/>	Landscape needing watering	7.3
<input type="checkbox"/>	Tree needs pruning	7.3
<input type="checkbox"/>	Shrubs need pruricning	7.3
<input type="checkbox"/>	Peeling paint	7.3
<input type="checkbox"/>	Garbage cans/recycle bins in view	14.2
<input type="checkbox"/>	Weeds growing in gutters	7.3
<input type="checkbox"/>	Driveway not in good repair	7.3
<input type="checkbox"/>	Vehicles being repaired in driveway	14.9
<input type="checkbox"/>	Parking on lawn	14.9
<input type="checkbox"/>	Overnight parking in street	14.9
<input type="checkbox"/>	Foul or obnoxious odor	14.12
<input type="checkbox"/>	Reflective window coverings	14.27
<input type="checkbox"/>	Storage buildings	ARC Guidelines

A photograph of the violation is attached. Your prompt attention to this matter is appreciated. Thank you for your efforts in keeping our POA beautiful.

You have the right to appeal this notice to the Glenlakes Unit One Board of Directors. If you wish to appeal please contact POA President Mike Willis at 251-955-2469