Whispering Pines RV West Resort

Location: Whispering Pines RV Resort West

Purpose: The purpose of these guidelines is to ensure aesthetic consistency, safety compliance, functionality, property value preservation, and clarity for residents. All structures must adhere to Baldwin County and City of Gulf Shores zoning and building codes. It is essential to adhere to all prevailing government requirements and regulations.

Approval Process

Initial Approval:

- Submit Completed Property Survey, which must include original pad location to lot lines. Monument markers are highly recommended.
- Submit detailed construction plans to the ARC for review.
- Include dimensions, materials, and design specifications.
- The ARC must sign off on the specifications before applying for building permit to the city of Gulf Shores/Baldwin County beginning of any work.

City of Gulf Shores/Baldwin County Approval:

- After obtaining ARC approval, apply for a permit with the City of Gulf Shores/Baldwin County.
- Ensure compliance with local building codes, including hurricane resistance and safety standards.
- Permit applications must include the ARC-approved plans.

I**nspections**:

1. Baldwin County permitting and inspection requirements only.
2. All construction must be signed off by a licensed architect or engineer.
3. In-house inspections will be conducted by one of the Board of Directors or ARC of WPW:
    - Permit verification and ARC approval.
    - Concrete forming and depth compliance.
    - Pole installation, framing, and roof compliance.
    - Electrical compliance.
    - Hurricane strapping completed.

Construction Requirements:

1. Placement and Location:
    - All architectural changes, upgrades or additions MUST remain 1 foot from all lot lines.

    - Structures must be positioned in accordance with setback requirements, ensuring they do no obstruct views, access to other lots, or resort amenities.

Unauthorized construction or placing any kind of unauthorized structures on the property without signed approval is strictly prohibited.

Pavilions/Pergolas

Approved Dimensions:

a. 10x12
b. 12x12
c. 12x14
d. 12x16
e. 12x20

No Permanent Awnings

- Structures must not exceed 12' in depth or 20' in length.
- Secondary concrete pads are for outdoor use only; motor vehicle parking is prohibited except for golf carts.

Setbacks:

- Structures must have a 30' setback from the front of the lot.

Foundation:

- Fixed concrete base. Turn downs required when 6x6 collars are used.
- In case of burying 6x6 poles, poles must be buried a minimum of 4' deep with a 4" concrete pad poured around them for sheer wind strength.
- Rebar must be inserted through the base of the posts before the concrete is poured. Concrete pads must be stained or water sealed, traction additives for anti-slip purposes are required.

Flooring:

- Concrete pads must be stained or water-sealed, traction additives for anti-slip purposes are required.
- Painting or epoxy coatings are prohibited.
- Pavers are allowed but must be installed by a licensed and insured contractor to road rated specifications.
- Wet Mix Colored and stamped concrete is permitted. No Stains or epoxy allowed.
- No staining of concrete only clear sealants.

Structural Design:

- Poles must be anchored 4' into the ground with concrete or secured heavy-duty post brackets/collars.
- Structures must be hurricane-strapped to the code to meet wind resistance standards.
- Wood framing is required.
    a. Cedar
    b. Brazilian Walnut
    c. Teak
    d. Redwood
    e. Pressure treated lumber

  Semi-transparent stains in your selected wood variety color must be used to keep the wood from turning gray. It is every owner's responsibility to maintain the aesthetics and value of their structure.

Enclosed Walls:

- No walls shall be enclosed for the purpose of maintaining the outdoor feel and to comply with ventilation and visibility standards.
- Professionally installed permanent screen enclosures are permitted with an aluminum knee wall not to exceed 2 feet in height. Must include framed screened panels. Color must be approved by the Architectural Review Committee.

Roof:

- Metal roof colors will be limited to black or galvalume to maintain a cohesive appearance with other park structures.
- The roof pitch needs to meet local standards.
- The roof framing may extend 1' beyond the pavilion's pole frame dimensions on all sides with a metal overhang of 4 inches with a drip edge.

Electrical:

- Permit Required!
- Must be installed by licensed electrician and comply with local, county and state codes.
- Air conditioners are not permitted.

Prohibitions:

- No water sources or drains may connect to structures except for gutters.
- No parking of any motor vehicles under the pavilions except golf carts.
- No kits or prefab sections are permitted for covered pavilions.
- No painting or epoxy on the concrete.

Utility Building/Storage Unit

Approved Dimensions:

- 8x10
- 10x10
- 10x12
- No optional deck or porch allowed.
- Doors must be facing forward to the road. Second doors are optional as long as they do not impede the 1 foot lot line rule.

Location:

- Must be located including any overhangs and gutters 1 foot from lot line. Must comply with 30' setback from road.
- In cases where there is no room behind the concrete pad or a pull through lot, the unit may be placed on the current pad. For the pull through lots the units may be placed 30' from the front of the lot and a minimum of 10' from the back of the lot. ***See Exhibit A***

Specifications:

- Must be secured to the ground with hurricane strapping
- Windows and window tinting are optional
- Must be used as a storage building only.
- Metal Roof color Black and Galvalume only.

Electrical:

- Permit Required!
- Must be installed by licensed electrician and comply with local, county and state codes.
- Air conditioners are not permitted.

Colors Approved:

- Graceland and Stor-Mor Portable Buildings are approved.
  a. Grafite – Volcanic Ash PPG 1012-6
  b. Topsail SW 6217
  c. Tradewind SW 6218
  d. Rain SW 6219
  e. Watery 6478
  f. All Trim must remain Pacific Pearl PPG 1011-1

  See Exhibit B for paint colors samples

- All Roofs will be Black or Galvelume.

Prohibitions:

- No air conditioners permitted inside the storage building.
- No washing machines or dryers permitted in the storage building under any circumstances.
- No water/sewer connections to storage buildings.
- Utility buildings may not be used as additional living quarters.

Steps, Landings, Wheel Chair Access:

- All bases, steps, or landings other than factory camper steps/ladders must have pre-approval by the ARC.
- The ARC reserves the right to approve deviations based on ADA Guidelines..

Exhibit A

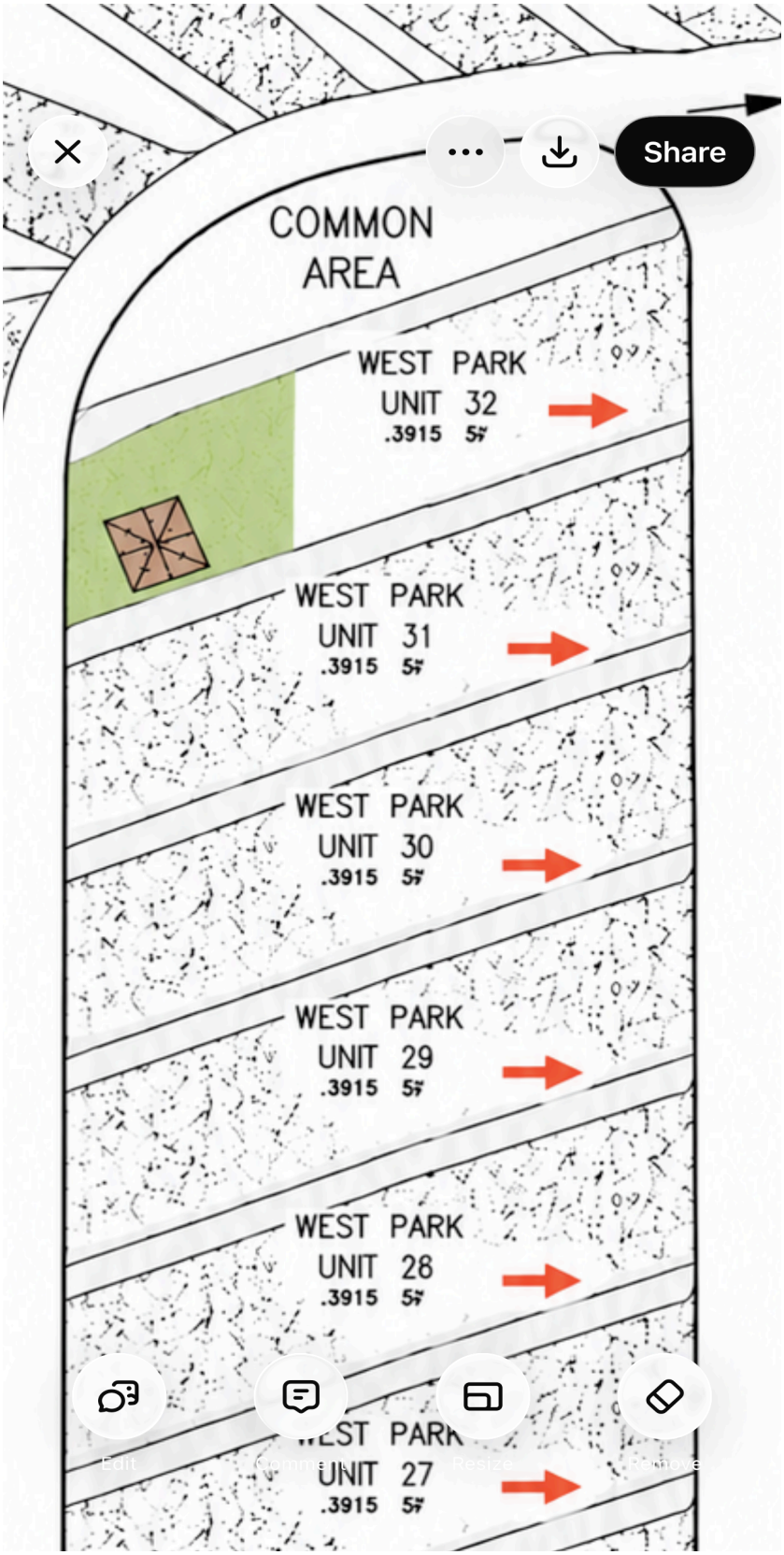

Share
COMMON
AREA
WEST PARK
UNIT 32
.3915 5
WEST PARK
UNIT 31
.3915 5
WEST PARK
UNIT 30
.3915 5
WEST PARK
UNIT 29
.3915 5
WEST PARK
UNIT 28
.3915 5
UNIT 27
.3915 5

Exhibit B


Watery
SW 6478
Tradewind
SW 6218
Topsail
SW 6217
Meander Blue
SW 6484
Waterscape
SW 6470
Rain
SW 6219
Sea Salt
SW 6204
Aqueduct
SW 6758

Approval Timeline

Once all requirements are completed and provided to the ARC, the ARC will respond with approvals within 5-10 business days.

Expiration of Approvals

All approvals will expires 6 months after the date of approval signed by the Architectural Review Committee.