



The Groves  
at Point Clear

*W*ithin one of the most desirable areas in all of Baldwin County, The Groves at Point Clear offers a unique opportunity to build a home and live in Point Clear's Polo district. The Groves is designed for the equestrian enthusiast or anyone with the desire to enjoy living in the open space of natural pastures with mature trees, away from the confines of traditional crowded subdivisions. An architectural review board will be in place to insure the exclusive integrity of this development and carry out the first class setting which already surrounds the property.

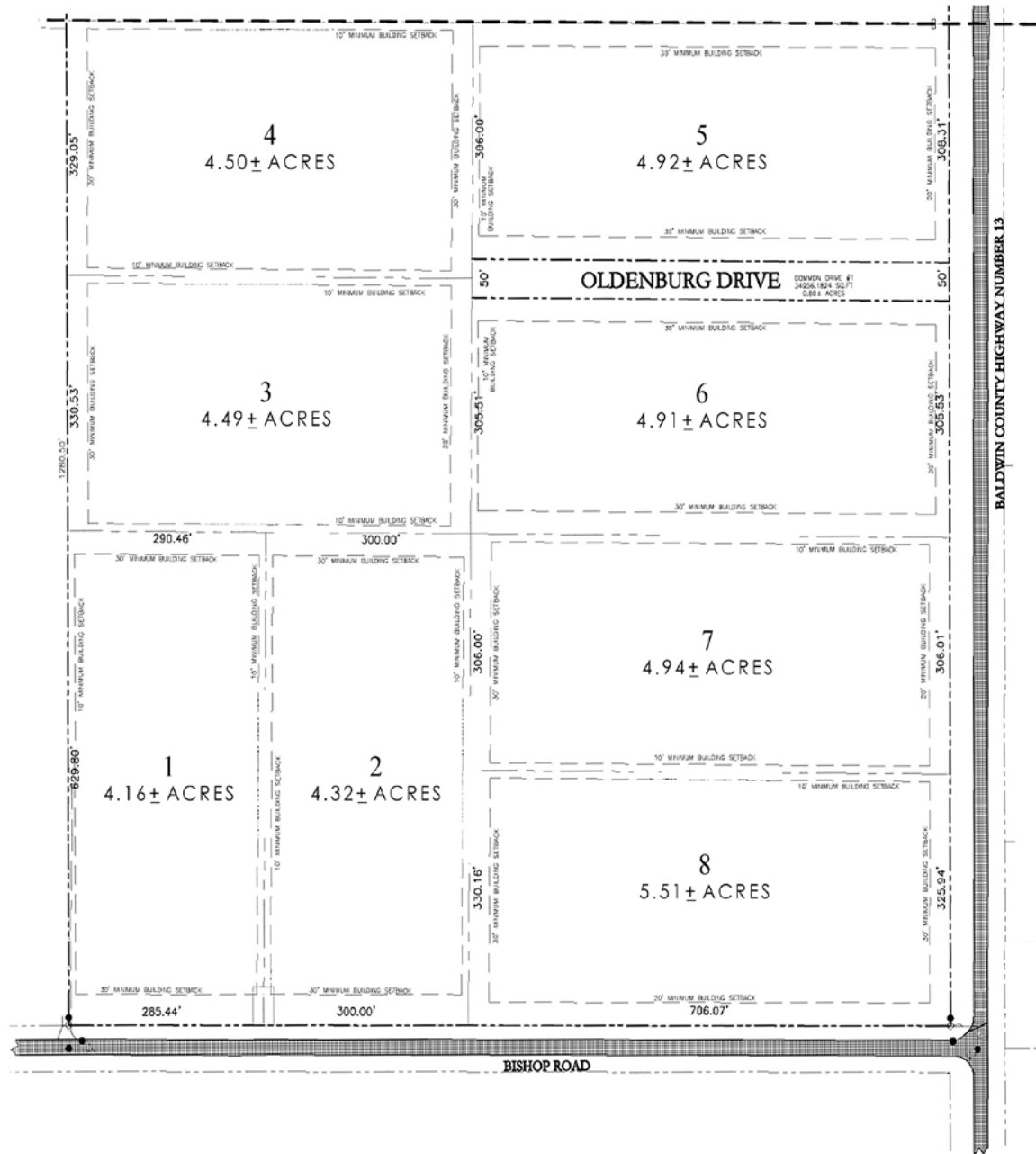
Situated within the beautiful countryside and rolling hills of South Fairhope, The Groves is for the individual seeking a space to relax and a wonderfully rare family environment. This setting and location create an uncommon quality of life. Come see what the buzz is all about and enjoy life on your own, 5 acre, slice of heaven.



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# The Groves

at Point Clear

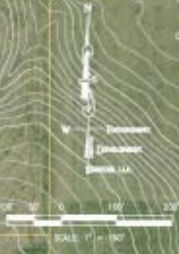




**SOLD**

BISHOP ROAD

R. 10



## *The Groves Restrictions*

### *Architectural Review Board*

- *All plans must be submitted and all decisions are final*

### *Structural*

- *Minimum sq. ft. 2,400*
- *Exterior - Brick, Board & Batten, Stucco, Hardy Plank, Stone and other approved materials*
- *Minimum 9 ft. ceilings*
- *No Ranch or Contemporary style homes*
- *A minimum roof pitch of 10 on 12*
- *No front entry garages*

### *Out Buildings*

- *All out buildings must reflect style & quality of main structure and are subject to approval by ARC*
- *All parcels may contain no more than the main dwelling, guest house & barn / stable*
- *No metal buildings*

### *Fencing*

- *All fences shall be constructed of wood and must be in keeping with existing fences and must be approved by ARC*
- *No chain link, barbed wire, plastic, etc.*

### *Equipment / Vehicles*

- *No equipment, vehicles, boats, RV's, trailers, etc. shall be kept on property without adequate concealment*
- *No Mobile Homes allowed*

### Animals

- *No limit to the number of horses so long as they are kept in enough space to ensure a healthy, clean environment*
- *No more than 2 dogs or 2 cats per household*
- *No chickens, roosters, pigs, goats, cows or other farm animals*
- *No animal shall produce noise to such a level as to deter from other lot owners peaceful enjoyment of their property*

### Lighting

- *All lighting must be approved by ARC and must not deter from other lot owners peaceful enjoyment of their property*

### Common Area Easements

- *Common Area easement will be maintained and the expense will be the responsibility of all lot owners at their pro-rata share*
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### Amendments

- *Restrictions can be amended by the developer at developer's sole discretion until such time that 80% of parcels are sold. At which time an 80% vote is required to amend restrictions*

### Subdivision

- *No parcel can be resubdivided*
- *For residential single family use only*
- *Detailed Covenants & Restrictions to be drafted and subject to change*
- *Need not be built*

**The Groves Lot Prices**

**1) \$219,000**

**2) \$219,000**

**3) \$219,000**

**4) \$219,000**

**5) \$229,000**

**6) \$229,000**

**7) \$229,000**

**8) \$229,000**