

Welcome and Thank You for visiting
The Village of Tannin



THE TANNIN LAND OFFICE

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This is not an offer to sell real estate.

A REVIVAL OF TOWN PLANNING

A sincere urge to create something of real and lasting quality led Tannin's Founder to seek an alternative method of developing his 60 unspoiled acres near the Gulf of Mexico. After several years of intense conceptual planning with two world renowned land planners, this effort resulted in a community based on a pedestrian oriented American small town.

Tannin's town planners are Andres Duany and Elizabeth Plater-Zyberk, the husband and wife team of architects from Miami, who have amassed an exhaustive list of credits, accomplishments and awards since their design of Seaside, Florida a decade ago. They are now the leading proponents of a movement advocating a return to traditional town planning.

Tannin has been designed not only to look like a village by the sea but to be a true traditional community. While Tannin accommodates the automobile, it has been designed on a pedestrian scale where walking and speaking distances prevail. The narrow brick roads encourage walking and the sandy footpaths stretch lazily behind pastel colored houses. Low welcoming picket fences border the homes. Large, breezy porches are perched within an easy conversational distance from the streets and neighboring houses.

Tannin's Town Center is based on a traditional southern downtown and is located within an easy walk. Shopkeepers may choose to live above their stores or have an office or apartment.

Nothing—not the market, the pool, the

post office, the beach—will be too far to walk.

Scattered throughout the village are civic buildings and landmarks which give people a sense of destination and provide places for spontaneous gatherings of neighbors.

Tannin homes revive the cherished architectural traditions of such wonderful coastal towns as Charleston, New Orleans, Savannah, Annapolis and Martha's Vineyard. Custom designed by each owner, the homes include large porches,



deep roof overhangs and ample windows to take advantage of the gulf breezes. The homes are built a few feet above the ground to allow breezes to flow under the house as well as through it. They are built of wood or other time tested materials which are compatible with this

subtropical climate. Ersatz materials are prohibited in any form or design.

This small community of Tannin is characterized by designs that respect the human scale and a desire to embellish nature, not destroy it. Coffee colored manmade ponds, lakes and bird sanctuaries nurture the wildlife of the area. Landscaping around the houses and in public spaces is restricted to indigenous species.

In Tannin, there is no substituting of appearances for reality. Tannin is intended for people who appreciate those elements that connect us with a gentler past.

A SENSE OF PLACE

WITH AN INTELLIGENT TREATMENT

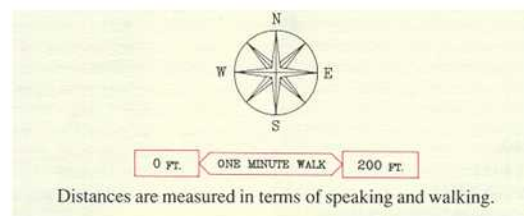
OF THE NATURAL ENVIRONMENT

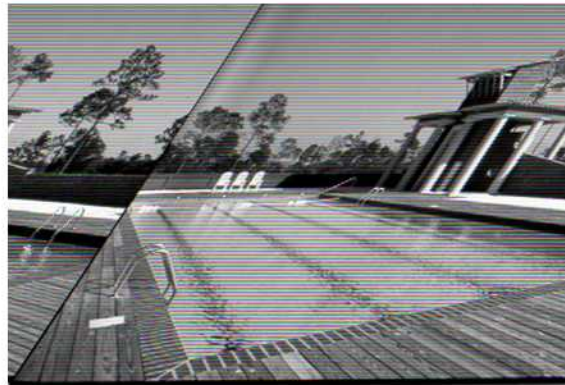
To accomplish this Tannin's founders sought out the planning team of Andres Duany and Elizabeth Plater-Zyberk of Coconut Grove, Florida. Their modest disclaimer that "we invent nothing" is counterpoint to the lavish praise given them and their projects by Time Magazine, The Wall Street Journal, The London Financial Times, The Atlantic Monthly, etc. Their simple, insistent, common-sense plea for a return to traditional neighborhood planning strikes a responsive chord in everyone who knows the beauty of a nineteenth century American town and asks themselves why it can't be that way again.



Andres and Elizabeth were clinically empirical. they traveled the Southeast to study old towns, to measure street width, building set backs and heights, lot sizes, roof pitches, porches and parking spaces. Certain basic traits emerged that characterize all successful towns. These traits were distilled in Tannin's Codes. These Codes work together to foster a harmonious architectural language tied to the traditions of the region; to plan for both commercial and residential uses but without the customary divisions that require dependence on the automobile; and encourage relationships between people, the community and the natural environment.

Scott Merrill

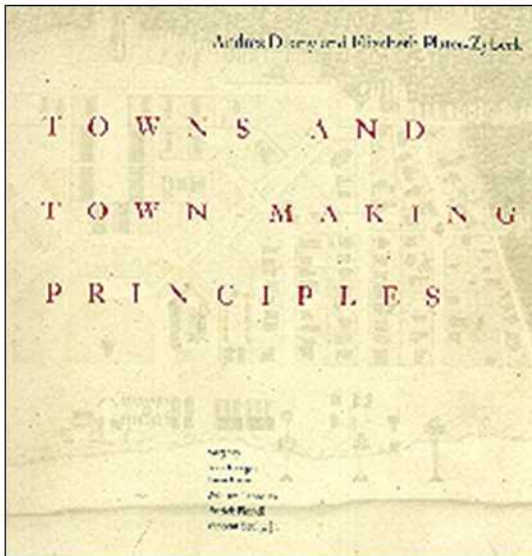






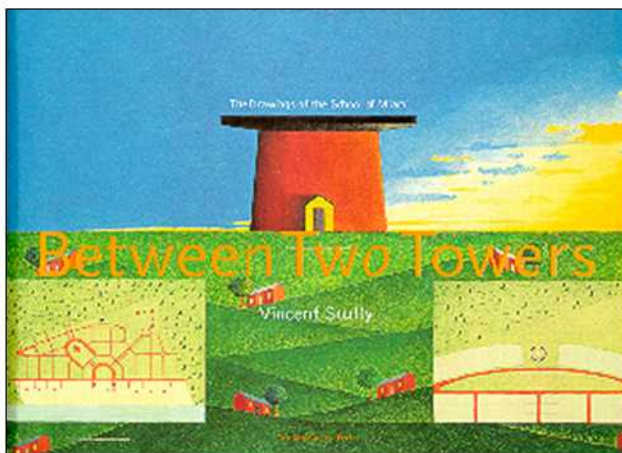
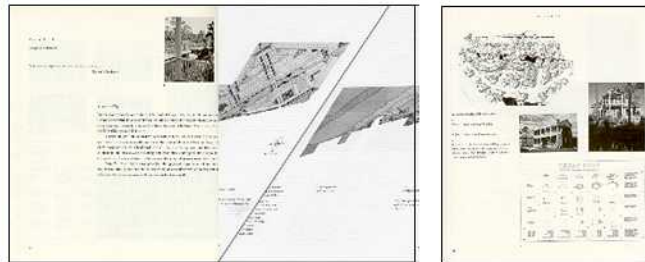
PUBLICATIONS

Below are some of the books, periodicals, and newspapers in which the Village of Tannin is featured or included. The originals of these articles are available in the Tannin Land Office or at your local library.



TOWNS AND TOWN MAKING PRINCIPLES, Harvard University

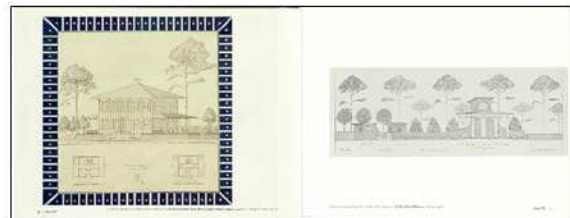
Tannin was exhibited at Harvard University and featured in the book, *Towns and Town-Making Principles* published by Harvard University's Graduate School of Design. Tannin is at the forefront of a movement to return neighborhood planning to traditional designs. "... not a new but a remembered idea."



BETWEEN TWO TOWERS

Vincent Scully

Yale University's Sterling Professor of the History of Art and preeminent architectural historian, Vincent Scully featured buildings in Tannin in his book *Between Two Towers*.

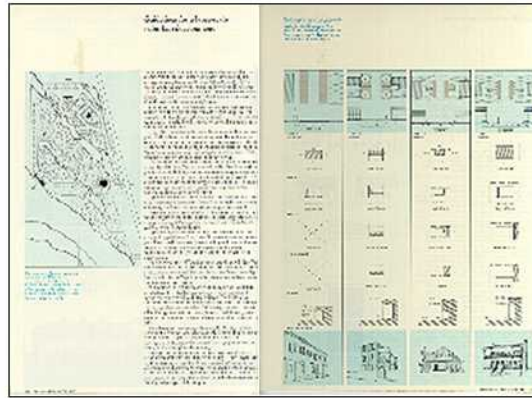
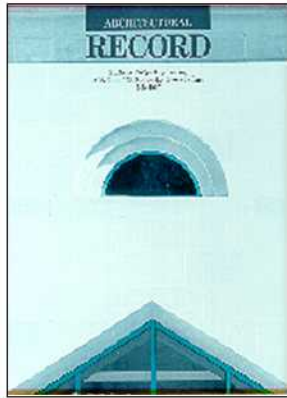


BEST LITTLE HOUSES

HOME Magazine

13 Meeting Street was featured prominently in Home Magazine's book on the best of the best houses.

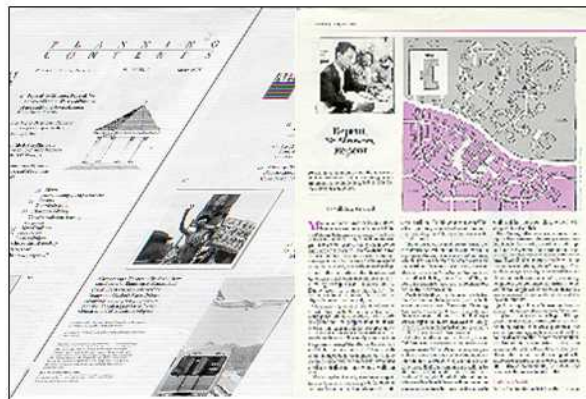
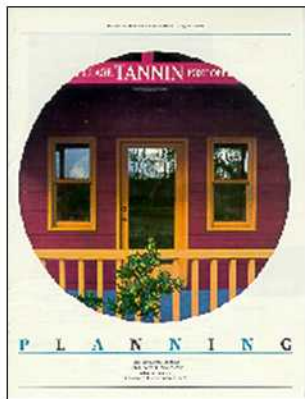




ARCHITECTURAL RECORD

July 1987

"A Refinement of the ideas the designers had originally developed for Seaside, Florida..."



PLANNING

August 1989

...suburbs are a traffic-plagued mess that can only be set right by developments that emulate the traditional American small town.



SOUTHERN ACCENTS

March 1990

Planned Idylls



THE ATLANTIC

February 1991

2 Meeting Street—The Advantages of the Small House



TIME

May 20, 1991

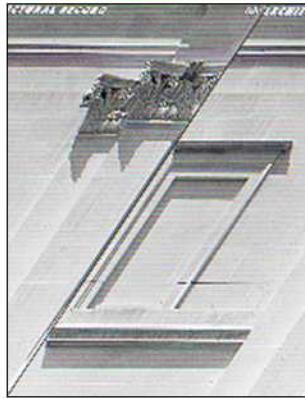
A brilliant husband-and-wife team leads a growing movement to replace charmless suburban sprawl with civilized, familiar places that people love.



HOME OWNER

August 1991

*2 Meeting Street—Updated design on a classic of American architecture
...a sense of whimsy and fun.*



ARCHITECTURAL RECORD

October 1991

If Duany and Plater-Zyberk have become the gurus of a resurging neighborhood movement, it is because their work gives concrete expression to the unfulfilled dreams of American Suburbs.



HISTORIC PRESERVATION

May 1992

Andres Duany and Elizabeth Plater-Zyberk's embrace of traditional community planning isn't just nostalgic, it's intelligent.



AMERICAN HOMESTYLE

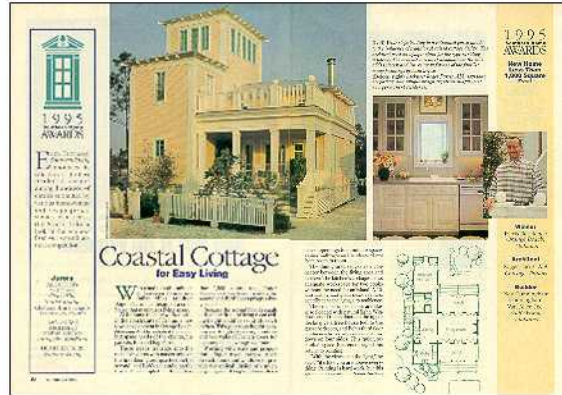
May 1994

The mysterious charms of a vivid palette add a fairy-tale quality to the Village of Tamin



SOUTHERN LIVING
May 1994

...making new neighborhoods as appealing as old ones...



SOUTHERN LIVING
February 1995

13 Meeting Street—1995 Southern Home Award



HOME
March 1995

13 Meeting Street—Best Little House in Alabama



AMERICAN HOMESTYLE & GARDENING

June 1995

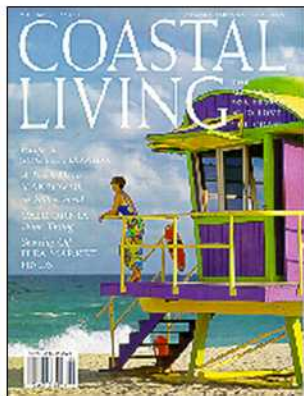
6 Meeting Street —...*ease and elegance*...



HOME

June 1997

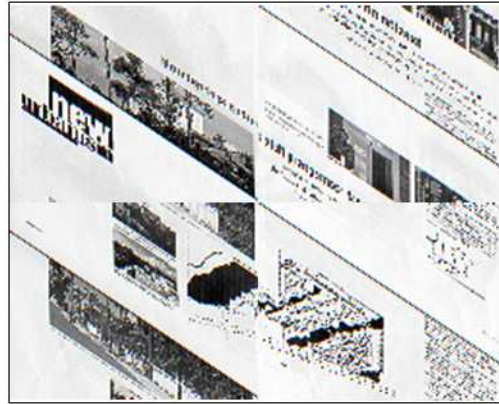
The Best New Hometowns



COASTAL LIVING

January 1998

*...the Village of Tamm delivers the full planning concept embodied by Seaside.
And it clearly resonates with residents.*



DESIGN ALABAMA

Winter 1998

"THE NEW URBANISM" A new twist on old ideas.



BUSINESS ALABAMA

December 1998

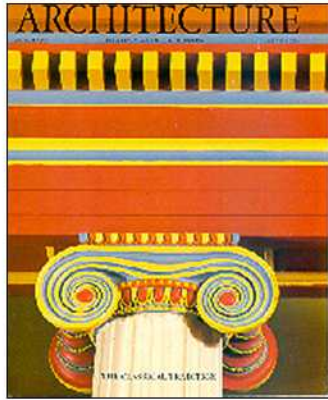
Alabama's Neo-traditional Neighborhoods



METROPOLITAN HOME

March 1992

The Search is for a new American Dream



ARCHITECTURE

November 1994

6 Meeting Street featured in the work of the University of Miami School of Architecture



SOUTHERN BREEZE

Fall 2000

Tasteful Tannin



GULF COAST SPOTLIGHT

May 7, 1993

Canadian municipal planners, engineers, representatives from the Ministry of Housing and faculty members from the University of Waterloo visit Tannin.

The Mobile Press
LIVING
FRIDAY

the village of
TAMMIS

Orange Beach development's aim is to meld a 19th-century sense of community with the future needs of its residents

Building blocks

The principal architect, Quincy and Elizabeth Parsons, took their simplicity and charm, but their simplicity makes them popular.

On the surface, the village of Tammis is a copy of the small town as many Americans say they want to return to. The low-density development, the 40-acre Orange Beach community, will have winding streets, small lots and small houses. The streets are narrow. Color-coordinated people — hence the development's name, Tammis — will live in the development. The streets are narrow. Color-coordinated people — hence the development's name, Tammis — will live in the development.

Functional parcels have a "welcome neighbor appeal," and they provide homeowners a shady place to enjoy and see friends, say they are 2,000 sq ft, but their lots are for something more.

Tammis is an example of what's called the "new traditional movement" — a planned attempt to return to the post-war "renewal" neighborhoods of the late 1950s and early 1960s.

Bobby and Fly Farris have lived in their Tammis home for a year now. Their son, Roger, an architect in Chicago, designed the house which includes an art studio overlooking the entire village.

MOBILE PRESS REGISTER
January 7, 1994

It overflows with quaint and cozy, and is reminiscent of a middle America gone by.

LIVING MOBILE PRESS REGISTER
FRIDAY
September 15, 1995

Dunescapes

Dwarf forest behind Gulf dunes may be state's strangest landscape

By Bill Finch

Imagine a forest 15 feet high, a few hundred yards wide, several hundred miles long.

Oak trees a century old — gnarled like old men — and only head-high. Saw palmettos, crowning dune crests like stiff pickets. Fragrant carpets of evergreen shrubs, riding waves of sand, licked by gulf winds into a continuously flowing contour of sand and leaves.

It is a forest like no other, stocked with plants and birds, animals and insects you were unlikely to see anywhere else in the state...beautiful like no other place on earth.

A century ago, Gulf Coast scrub forest in Apalachicola Bay in Florida, which stretches a broad, crescent shape from the tip of the state to the Gulf of Mexico, was a vast, unbroken expanse of scrub forest and mangrove all of 300,000 acres. Today, only a few hundred acres remain as the Gulf forest.

These dunes, however, Florida has tucked up the remnants of its scrub forest in military operations and the Gulf Islands National Seashore. Only a few miles of Alabama's distinctive scrub forest remains. It has gone so fast, it has gone almost without notice. A silver has been set aside in Fort Morgan peninsula to remind our children what it looked like. The best of what remains is on the beach, ready to be developed.

But what is left is a landscape of low and commercial development, to add one of the most striking landscapes in the state. The dunes, scrub forest, sand, and the first rank of coastal high pine forest. It was a scrub like no other, stacked with plants and birds, animals and insects you were unlikely to see anywhere else in the state. The scrub was useful only because it had been the beach and was beautiful like no other place on earth.

Photo COURTESY OF THE U.S. FISH AND WILDLIFE SERVICE

The scrub's native sand pine (Pinus clausena) has been cropped into an attractive tree next to this home in the Village of Tammis.

The deep green, healthy dunes of Florida (nearby Coon Creek) are a sight to behold.

Finding plants for coastal gardens

Mobile Bay

MOBILE PRESS REGISTER
September 15, 1995

Imagine a forest 15 feet high, a few hundred yards wide...Oak trees a century old—gnarled like old men—and only head-high. Saw palmettos, crowning dune crests like stiff pickets. Fragrant carpets of evergreen shrubs, riding waves of sand, licked by gulf winds into a continuously flowing contour of sand and leaves...It is a forest like no other, stocked with plants and birds, animals and insects you were unlikely to see anywhere else in the state...beautiful like no other place on earth.



MOBILE REGISTER
 July 19, 1998
 ...a comfortable way to live...



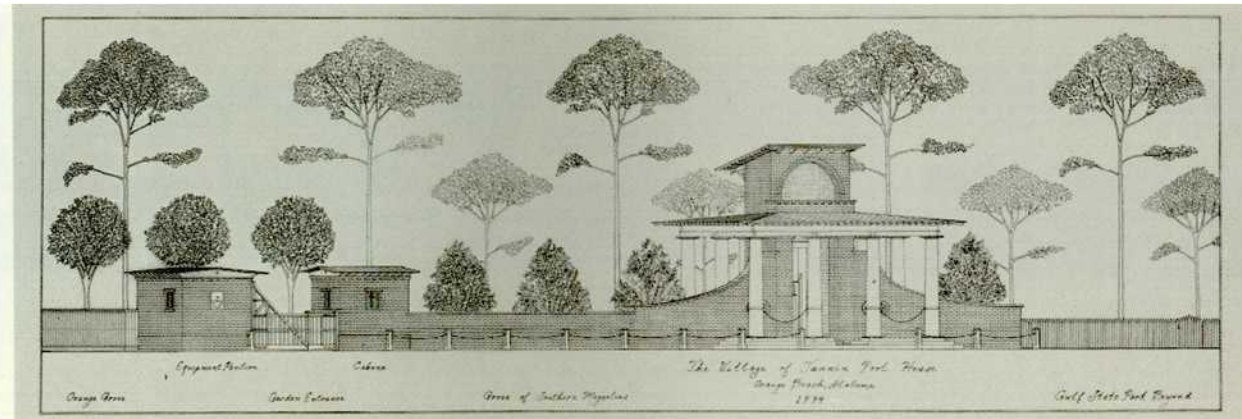
MOBILE PRESS REGISTER
 January 7, 1994
The feeling when passing through Tannin is comfortably familiar. It isn't unlike the atmosphere found in Mobile's historic districts such as Oakleigh.



THE WALL STREET JOURNAL
 December 4, 1996
Across the Southeast, new urbanism is turning the economics of residential development topsy-turvy. Along the Alabama coast, Tannin a traditional neighborhood in Orange Beach, shows the economics at work...The stunning popularity of these developments is prodding builders to revamp their sales strategies, more often holding property for sale later, rather than trying to recoup their investments as quickly as possible...Mr. Goumares has been developing Tannin slowly since 1990, letting lots mature on his balance sheet like fine wines.



BALDWIN PRESS REGISTER
 November 25, 1990
The Village of Tannin was featured in a recent exhibit on town planning at Harvard's Graduate School of Design



THE PROPYLAEUM

“...the gate to the pool complex at Tannin, a DPZ town in Alabama, is heroic and fanciful, its marvelously eccentric masonry evoking that of Hawksmoor and its wood detailing that of Inigo Jones at Covent Garden. It is a fantasy worthy of English Mannerist and Baroque architecture.”

Vincent Scully

Propylaeum: A Greek word meaning entrance gate. The most famous being the Propylaea, the colonnade entrance to the Acropolis.

Vincent Scully: Preeminent architectural historian and Sterling Professor Emeritus of the History of Art at Yale University.

Hawksmoor: Nicholas Hawksmoor, a famous British architect (1661-1736), most noted for the two western towers of Westminster Abbey.

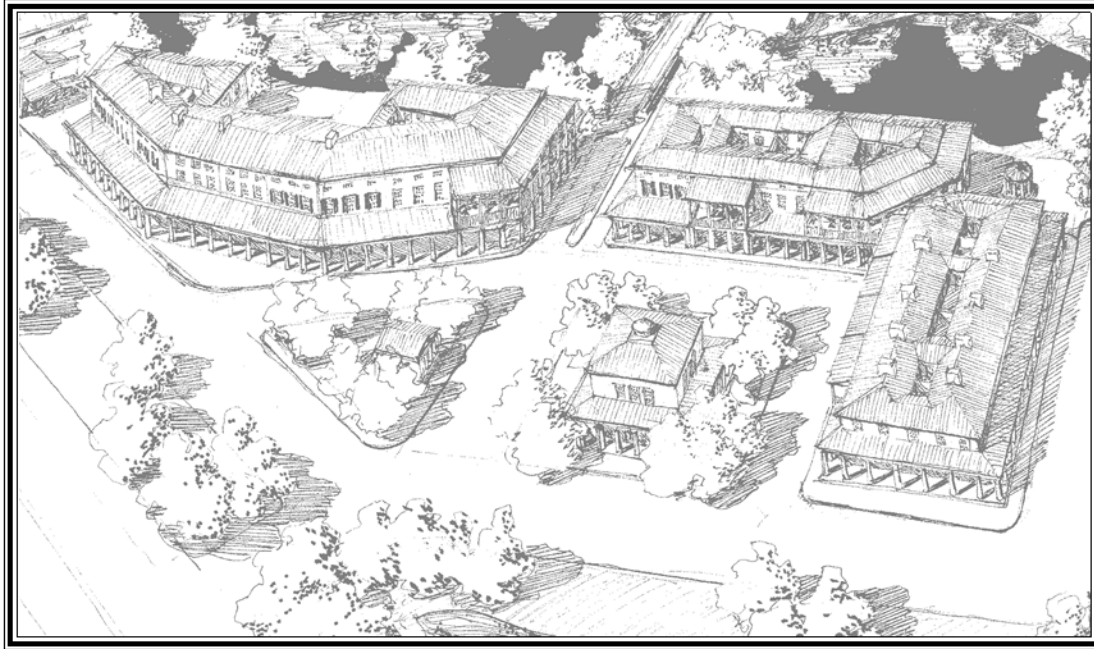
Inigo Jones: Inigo Jones is another famous British architect (1573-1652), who founded the English classical school of architecture.

Covent Garden: A famous London church and park. The surviving remnants of London's first city square. The only surviving building is St. Paul's.

Mannerist: A 16th century style in art characterized by distortion of realistic proportions, contorted figures, an avoidance of classical balance, etc.

Baroque: The florid, ornate style characterizing fine arts in Europe from the middle 16th to middle 18th centuries.

TOWN CENTER



The Tannin Town Center is an integral part of the Village of Tannin. It revives the town square atmosphere commonly found in small towns. The Town Center is intended to serve the needs of Tannin residents as well as the surrounding communities. The master plan, and its execution, allows residents of Tannin to freely walk or bicycle from their homes to the shops and restaurants while at the same time providing parking for visitors from the surrounding community.

The Town Center is designed to combine various uses in dynamic fashion. At street level, Town Center mixes retail stores, restaurants and service establishments. Pushcarts, kiosks and special events add further variety to the

street scene. Studios and offices, including professional offices, occupy the second floor of many buildings. Residential units for those who enjoy the stimulation of an urbanized environment top most of the buildings and bring life to the area around the clock.

The Town Center is intended to have a lively, pleasant, balanced mix of shops, restaurants, service establishments and other businesses of higher quality than most establishments in the community outside Tannin.

Occupants of the residential units within the Town Center enjoy all of the recreational facilities and community spirit offered by Tannin.

Advantages of Locating in Tannin's Town Center

DISTINCTION

The Village of Tannin is a 60-acre traditional neighborhood that has been widely praised and often published in national magazines. The Town Center is an integral part of the Village of Tannin and will be built to the same standards as the residential portion of Tannin. The Town Center will include a lively, pleasant, balanced mix of shops, restaurants, service establishments and other businesses of higher quality than most establishments in the community outside Tannin.

ECONOMIC SYNERGY

There will be an effort made to ensure a commonality of customers. Businesses should be of a high caliber and should complement each other rather than directly compete. This should result in a Town Center where business benefit from the presence of the others. A customer for one should be a potential customer for another. We believe this to be far safer economically than a stand-alone store with incompatible neighbors.

VISIBILITY

The Town Center has been carefully designed to recreate the charm of a traditional town square but at the same time ensure that each business has good visibility from the main highway. There are no hidden locations.

IDEAL LOCATION

The Town Center is located on the main beach road in a rapidly growing resort area.

CENTER FOR ACTIVITY

The centerpiece for the Town Center is the town square. The square will include a pavilion and both grass and brick areas. Guest artists will be invited to entertain on weekends. These activities should generate additional customers.

READY TO BUILD SITE

When you purchase in the Town Center, you purchase a ready to build site with brick streets, parking, utilities and site work already in place and completed. All zoning and permitting is already in place.

LIVE ABOVE THE STORE

Unique to Tannin is the ability to combine living and working space into one economical package. The option to live above the store offers a variety of advantages.

COST EFFECTIVE

With all the prestige and advantages associated with locating in Tannin, it would be normal to assume a high cost of land. Pleasantly, the opposite is true. Locating in Tannin can be only 1/4 the cost of locating in other Perdido Beach Boulevard locations.

BUILD EQUITY

Instead of paying rent, build equity in your own building.

THE VILLAGE OF TANNIN ASSOCIATION

Those desiring to live in the Town Center enjoy the full benefits of residential life in Tannin--the collegiate competition swimming pool, stocked lakes, beachfront, etc. The Merchants Association offers a vehicle to combine talents for promotions and advertising.

Summary of Declaration Provisions and The Tannin Codes

Tannin's special urban design and architectural character is established and protected by both the Tannin Codes and the Declaration of Covenants, Conditions and Restrictions.

- The Tannin Codes consist of the Tannin Urban Code, the Master Plan and the Tannin Street Code and the Tannin Architectural Code. Like a zoning code, The Tannin Urban Code established building types, public spaces and uses for certain areas. The Master Plan maps these various uses. The Tannin Architectural Code guides the details of buildings and the materials of which they may be constructed. These Codes work together to foster a harmonious architectural language tied to the traditions of the region, to plan for both commercial and residential uses (but without the customary divisions that require dependence on the automobile), and to encourage relationships between people, the community and natural resources.

- The Tannin Declaration, which is recorded in the public records, assures that the intent of the Tannin Codes will be carried out and that the community will be maintained and improved over time. The Declaration establishes an owner's association to govern the community and a Town Meeting to serve as a forum for sharing civic information and ideas.

This summary describes, as accurately as possible, the major provisions of the Declaration. For more complete information, please read the entire Declaration and the Tannin Codes.

1. **Common Property.** Certain property within Tannin, called the "Commons," is to be owned and maintained by the Association for the benefit of all Owners. As Tannin is completed, additional property will be added to the Commons. The Commons may eventually include footpaths, parks, squares, lakes, gazebos, public buildings, a pool and other recreational facilities. The roads within Tannin are also included in the Commons.

2. **Owner's Association.** The Association is responsible for maintaining the Commons and enforcing the Declaration. All owners within Tannin are members of the Association. While the founder will control the Association during the development stage, the owners themselves will be responsible for the continuation of the community through their participation in the Association.

The Village Meeting provides a public opportunity for discussion and voting by the

membership. Day-to-day decisions about the maintenance of Tannin and the enforcement of the Declaration are the responsibility of the board of directors of the Association, acting on the member's behalf.

3. Assessments. The cost of fulfilling the Association's financial obligations is divided equitably among the members by means of assessments. To assure the Association of a reliable source of funds and to protect those members who contribute their fair share, assessments are mandatory and are secured by both a lien on the lot and the member's personal obligation. Failure to pay assessments may result in foreclosure of the lien. Each owner may be required, at closing, to contribute to the Association's operating capital. Currently the monthly General Assessment is \$65 payable quarterly and the one time contribution at closing is \$250.

Each lot is also subject to an arts trust assessment, to be used only for the encouragement of the arts within Tannin. This assessment may not exceed \$100 or 10% of the General Assessment. Currently, there is no arts trust assessment.

4. Covenants. The Declaration establishes certain covenants which are designed to protect the quality of life for all owners within Tannin. Owners are responsible for keeping their own property clean and in good repair. Owners may have pets so long as the pets do not disturb others.

5. Construction Time Limit. To allow formation of neighborhoods and to discourage speculation, many lots are sold with a requirement that the owner construct a home within a limited amount of time.

6. Phased Development. Tannin is being developed in phases. Although the founder fully intends to develop all of the area encompassed by the Master Plan as shown there, the developer is not required to complete all the Master Plan area as part of Tannin.

7. Tannin Codes. The Master Plan and other portions of the Tannin Codes may be modified and improved from time to time by the Town Planner. To protect the design standards of the community under the Codes, a Review Panel will approve all plans for construction. The Review Panel currently consists of the Town Planner, (Andres Duany and Elizabeth Plater Zyberk) and the founder (George Gounares). Upon completion of 40 buildings within Tannin, an additional delegate selected by owners other than the developer will be added to the Review Panel.

8. Amendment. Property owners should be able to rely on the permanence of the Declaration and the general principles it states, so amendment requires greater than a simple majority approval. When conditions change over long periods of time so that redevelopment is necessary, the Declaration allows for a unified plan of redevelopment.

The Codes

Regulatory codes lie at the heart of Andres Duany and Elizabeth Plater-Zyberk's work in designing the Village of Tannin and other traditional neighborhood communities. The Codes, as they have become standardized, consist of five documents: 1) Regulating Plan, 2) Urban Code, 3) Architectural Code, 4) Street Sections, and 5) Landscape Regulations.

The Regulating Plan. This drawing fixes, with technical precision, the information more loosely rendered in the Master Plan. It identifies the street types which are shown in the Street Sections, and shows the public tracts reserved for squares, parks and civic buildings. It also shows the platting of the private buildings lots and assigns their corresponding building types.

The Urban Code. This matrix regulates those aspects of the private buildings types which pertain to and form the public realm. For example, all buildings must place a specified percentage of their street facades on a common frontage line and a certain percentage of the front facade must be a porch. The Urban Code encourages provision of certain building elements which influence social behavior such as stoops, porches and garden walls.

The Architectural Code. This matrix regulates configurations, materials, and techniques of construction. The configuration controls are intended to produce harmony among buildings. The control of materials and methods encourages new building to relate to the history, geography and climate of the place. *Only private buildings are subject to the provisions of the Urban and Architectural Codes, since private buildings are the material used to define public spaces. Public buildings, on the other hand, are monuments, intended to be differentiated from this basic material.*

The Street Types. This document depicts the character of the public spaces. The intention is to create places where pedestrians feel safe and comfortable, as well as provide for adequate automobile movement. The proportion of building height to street width is clearly specified, together with the width of travel and parking lanes, and the alignment of trees, and the sidewalk width.

The Landscape Regulations. This specifies the planting for streets, squares and parks to support the character of each place. Native species are preferred and planting on private lots is limited to indigenous species. The goal is to achieve a naturalistic reforestation of the town.