

STONEWATER HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC)
LANDSCAPING CHECKLIST

- Attach your Land Title Survey (Mortgage Survey)** provided at the time of closing. Applicant has confirmed this proposal does not infringe on any easements, flood plains or required setbacks.

- Attach a copy of your site/landscape plan illustrating the location and layout for each landscaping element. If any existing landscaping element is being removed, it shall be labeled “removed” on the site/landscape plan submitted. Lake front lot owners must also complete the Shoreline and Dock checklist if the modification is within 10 feet of the water’s edge.

- Attach a detailed list of all landscape materials, both hardscapes and plantings, sizes, quantities, and colors including the approximate dimensions of all hardscapes.**

- Verify all the following applicable minimum requirements are met (See Covenants, Conditions, and Restrictions (CC&R’s) Article VII, Section Q, Paragraphs 1-4, 7) and Northville Township Zoning Ordinances, as summarized below, and that all landscape materials are available:

All landscaped areas must be irrigated.

Street Trees (between street and sidewalk): Minimum of two (four on corner lots) 3-inch caliper Norway Maple trees or other approved deciduous trees (one tree per 40 linear feet of road frontage).

Front Yards Trees: Minimum of three trees (in addition to street trees), two of which must be ornamental trees.

Back Yard Trees: Minimum of six trees, three of which must be shade or evergreen, and at least one ornamental.

Easements shall be planted with sod or other suitable live plant material and shall be maintained by the property owner or occupant. No trees, woody shrubs or structures may be placed on an easement.

Landscape Material Requirements:

Ornamental Trees – Minimum of 2.5-inch caliper: can include Bradford Pears, Serviceberries, Japanese Maples, Dogwoods, Cherry, etc.

Shade Trees – Minimum of 3-inch caliper: can include Norway Maple, Pin Oak, Paper Birch, River Birch, etc. Prohibited trees include: Ash, Black locust, Box elder, Cottonwood, Elm, Ginkgo (female), Honey locust (with thorns), Horse chestnut (nut-bearing), Mulberry, Poplar, Silver maple, Tree of heaven, and Willow.

Evergreen Trees – Minimum of 12 feet tall: can include Austrian/White Pine, Norway/Colorado Blue Spruce, White Spruce, and Douglas/Concolor Fir.

Shrubs – Minimum height is based on location. Foundation shrubs shall be at least 3-4 feet in height and surrounding shrubs at least 2 feet in height. **Hedges must be continuous.** At least 50% of all shrubs shall be evergreen. Shrubs can include evergreen varieties, such as: boxwood, yew, and juniper, and deciduous varieties such as: barberry, viburnum, spirea, forsythia, lilac, hydrangea, and cotoneaster.

Landscaping Stones/Mulch and Hardscape Materials – Must be harmonious with the community, earth tones that compliments the exterior. Provide a picture for color and material approval.

Lawns – Only sod is permitted (front, sides, and back). **Grass seeding is prohibited.**

Ornamentation (Landscaping Lighting, Fountains, Statuary, Lawn Ornaments, etc.) – Provide photos, dimensions and locations for approval.

Mechanical equipment, such as ground-mounted HVAC units, air compressors, pool pumps, transformers, satellite dish antennas, utility substations, generators, and similar equipment, shall be screened on at least three sides. Where practical, the height of the screen shall be equal to the vertical height of the equipment at the time of planting.

Air Conditioning Units and Generators – No compressor or other component of a central air conditioning system (or similar system, such as a heat pump) shall be so located on any Lot so as to be visible from the public street on which the Lot fronts, and, to the extent reasonably possible, all such external equipment shall be so located on any Lot so as to minimize the negative impact thereof on any adjoining Lot, in the terms of noise and appearance. In general, such equipment shall be completely screened by an evergreen landscape screening. **Owner must complete and attach the Stand-by Generator Checklist when installing a generator.**

My signature below indicates that I have completed all the actions listed above in preparing this modification request. I have also shared this Information with my contractor (if applicable).

Owner's Signature

Date