

STONEWATER HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC)
BUILDING EXTERIOR CHECKLIST

This checklist is for modifications to the exterior of your home and construction activities (temporary storage of portable toilets, roll off containers, or material staging) that require ACC approval.

Check all the modifications below that apply to this with this request:

Driveway	Porch / Steps	Siding
Egress	Roof	Structure
Gutters	Satellite Dish	Windows
Paint / Stain	Other:	

- Attach a current photo of the full front exterior elevation of the house and, if not the same, the location of the proposed modification (show entire elevation for location reference).
- Attach a detailed list, description, and photo of all materials and colors for the proposed modification.**
- For onsite construction activities, include a timeline and location of on-site storage of material, equipment, and camouflaging materials for a portable toilet.
- Attach a description and structural drawing if the proposal includes any structural changes or additions and an illustration of the proposed finished project.
- Verify all the following applicable requirements are met for your project (CC&R Article VI, E. 4.):

Driveways

Submit dimensional drawings noting any changes in size or design.

- Circular driveways or extensions also require a revised landscaping plan with evergreen screening or other living elements to soften the appearance of the added pavement.
- Driveways with 4 feet or less from side property boundary require a six-inch curb along the applicable length of any portion of the driveway (Article VII, D. 6. And Northville Township ordinance). Therefore, no driveway extensions or aprons will be allowed into the 4-foot setback.

- Driveways are for parking cars and accessing garages. Extensions to create a basketball court is prohibited by CC&R Article VII, S. Play Structures; one basketball hoop is permitted per the restrictions in CC&R Article VII R. 8.

Materials:

- Driveways shall be constructed with natural colored textured concrete. The ACC may grant exceptions on a case-by-case basis.
- Alternative materials only in neutral earth tones, such as brick pavers, stone, stamped concrete, and similar materials to accent the natural concrete will be considered. Painted pavement is not an acceptable material or finish (CC&R Article VI D. & E. 4.) for a driveway.
- Prohibited paving materials include blacktop, asphalt, gravel, and crushed stone (CC&R Article VII, K.).

Egress

- Submit dimensional drawings noting structural changes including door or window, steps, railing, landing and retaining wall.
- Include landscaping plan for restoration of the effected property.
- Construction schedule specifying commencement and completion dates.
- Materials must match the type and quality of the existing property.

Gutters – Supply sample for color and design approval.

Paint or Stain – All color and design changes should document the current state, and provide illustrations for any design changes, such as a two-tone effect. Please submit paint chip with name, brand and finish for approval.

- All exterior finishes must be neutral, muted, earthtones.
- In any row of four adjacent homes, no two shall have the same exact primary paint color (CC&R Article VII, B).

Porch including Steps:

- Entrances shall be constructed with natural colored textured concrete or other neutral hard surface material approved by the ACC that is harmonious with the dwelling. Roofing must match the house.
- Wood or Trex type products are not allowed on front entrances.

Roof – Shingles shall be dimensional in style in black, gray or brown (CC&R Article VI, A. 3.). Other colors will be subject to ACC approval, and considered on a case-by-case basis. Attach a photo of proposed replacement.

Satellite Dishes and Antennae – Mini dishes (not to exceed 18”) should be installed in a location out of public view, otherwise the Homeowner must provide evergreen screening or

camouflaging. (Rules and Regulations Article I, Section 1.03 (c). Camouflaging includes painting to match the home's siding.

Siding

- Not less than seventy-five percent (75%) of each of the first-floor exterior walls and seventy-five percent (75%) of below grade exterior walls of all Dwellings shall be covered with brick, stone, or other masonry. In determining the area of a wall for the foregoing purpose, the area of windows and doors shall be disregarded.
- The remaining twenty-five percent (25%) of the first-floor exterior walls and all of the exterior walls on all other above grade floors shall be of brick, stone, masonry and/or wood, cedar shingle or other material approved by the Architectural Control Committee.
- Aluminum or vinyl siding, or asbestos or asphalt shingles shall not be used on the exterior walls of any floor of any Dwelling.
- No construction contrary to the above provisions of CC&R Article VII, B. shall be permitted unless prior written approval has been obtained from the Architectural Control Committee.

Structures, whether temporary or permanent, cannot be constructed or installed without prior written ACC approval. Include drawings with dimensions and location.

- Gazebos, pergolas, awnings, outdoor kitchens must be physically attached to a deck or patio (includes pool patios), and located in accordance with applicable setback requirements.
- Backyard accessory structures shall not impede the view from neighboring lots or become an annoyance or nuisance (CC&R, Article VII F.).
- Secondary enclosed buildings are prohibited except as allowed by CC&R, Article VII, A.) for pool houses and pool equipment enclosures. See Pool Checklist for more information.
- Some of the prohibited structures include: sheds, boat houses, animal shelters, tree houses, car ports, (Rules & Regulations, Article I, Section 1.03).
- The underside of decks can be enclosed provided it is used as living place with a doorway into the house. This area not be converted into a storage shed with only access from the outside.

Windows

- Submit stock photo of color and style of replacement window selected and before elevation photos of windows being replaced.
- If there are design changes that impact the appearance of the house, an illustration is required. Using the before photos, draw on them the proposed design and note the change. For example, if combining two windows into one, a relocated mullion, or converting a window into a door wall.

Other Restrictions:

- Water Features, Statues, and Other Large Ornamentation require prior ACC approval (Rules and Regulations Article I, Section 1.03 (f)).
- Flags – An American flag and a U.S. state flag (no larger than 4 x 6 feet) may be flown in the manner and place approved by the ACC. No other permanent installations or flagpoles are permitted. Existing flagpoles must be removed prior to sale (Rules and Regulations Article I, Section 1.04).
- Signs – A professional home security sign location, size, and height is subject to ACC approval. No other signs are allowed without ACC recommendation and Board approval in accordance with the Rules and Regulations Article I, Section 1.05).
- Construction activities requiring on-site dumpsters, portable toilets, materials or equipment storage during construction must be preapproved by the ACC (Rules and Regulations Article III, Section 3.02 (e)). Staging of materials in fire lanes are strictly prohibited.
- For any significant home architectural elevation changes, please use the New Construction/Addition Checklist.

My signature below indicates that I have completed all the actions listed above in preparing this modification request.

Owner's Signature

Date