

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	☐	Sidewalks
☐	Egress	☐	Roof	☐	Siding
☐	Gutters	☐	Satellite Dish	☐	Windows
☐	Paint / Stain	☐	Other:		

Are you proposing a direct replacement with no design or color changes (in-kind materials and no change to appearance)? _____

In accordance with Covenants, Conditions, and Restrictions (CC&R's) Article VI, Sections A:

- ☐ **Attach your Plot Plan** which confirms this proposal does not encroach on any easements, flood plains or required setbacks.
- ☐ Attach a current photo of the full front exterior elevation of the house and photo of any other elevation(s) proposed to be modified (show entire elevation for location reference).
- ☐ If the proposal includes any structural modifications, dimension changes, or additions to the existing structure or driveway, attach a description and structural drawing and an illustration of the proposed finished project.
- ☐ **Attach a detailed list, description, and photo of all exterior 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 or container.
- ☐ **Verify all the following applicable requirements are met for your specific project** (CC&R Article VI, E. 4.) and established community standards (ACC Guidelines):

Driveway

Submit dimensional drawings noting any changes in size or design.

- Circular driveways or extensions should include a revised landscaping plan with evergreen screening or other living elements to soften the appearance of the added pavement.
- **Driveways within 4 feet or less from a side property boundary** require a six-inch non mountable 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 that encroach on the 4-foot setback** without including a six-inch non mountable curb.
- Driveways are for parking cars and accessing garages. Extensions to create a basketball or sport court are 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 a landscaping plan for restoration from any damage to the surrounding property. Lawns must be repaired with sod; seeding is not permitted (CC&R Article VII Q. 7.).
- Provide a construction schedule with the estimated start and completion dates.
- Materials must match the type and quality of the existing property.

Gutters – Supply sample for color approval. Document any design changes.

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 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 preapproved by the ACC that is harmonious with the dwelling. Porch roofing must match the house.
- Wood or Trex type products are not an acceptable material for 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 preapproval, and considered on a case-by-case basis. Attach a photo of proposed replacement shingle.

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).

Sidewalks are to remain separate from driveways and shall be constructed with natural colored textured concrete and replaced in full slabs, in accordance with building codes, by a licensed contractor. (Rules and Regulations, Section 2.02 (b)).

Siding (CC&R Article VII, B.)

- 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.

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.

Signature Date Owner's