

STONEWATER HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC)
DECK/PATIO CHECKLIST

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 copy of your Site Plan illustrating the location and structural layout of your proposed deck or patio including the following:
 - Dimensions of your deck or patio
 - Dimensions of the deck or patio to your Lot lines and your home.
 - Location and dimensions of stairways and walkways
- ☐ **Attach a detailed list and description of the type of construction and all materials and colors for the proposed deck or patio and stairways.** Include photos of any visible hardscaping for approval.
- ☐ Verify all the following applicable minimum requirements are met (See Covenants, Conditions, and Restrictions (CC&R's) Article VII, Section D, Paragraph 8 per Consent Judgement 4/15/2016, as summarized below and Northville Township 170-3.2 N. 6.):
 - Decks and patios shall not extend more than sixteen (16) feet from the rear of the primary dwelling into the rear yard, **except that in the case of Lots which have as-built setbacks of thirty-five (35) feet or less,** a deck shall not extend more than twelve [12] feet from the rear of the primary dwelling into the rear yard.
 - Patios shall not extend more than thirty-five (35) feet from the rear of the primary dwelling into the rear yard, provided that **in no case shall a patio extend more than twelve [12] feet into the required thirty-five (35) foot rear yard setback.**
 - A separate small patio may also be installed near the shoreline, subject to the following:
 - The location is outside of the 100-year lake flood plain elevation and is at least a minimum of fifteen (15) foot setback (a Michigan Department of Natural Resources (MDNR) and the EPA requirement).
 - Maximum length of the patio along the shoreline is ten (10) feet and the width cannot exceed six (6) feet.
 - A walkway, up to five (5) feet wide, is permitted within the required fifteen (15) foot buffer to the water's edge.

The Association intends and desires that the Subdivision be architecturally harmonious and architecturally pleasing. The ACC shall, in its sole discretion, have the right to approve or disapprove the appearance of materials, proposed location, design,

specifications or any other attribute of your design (CC&Rs Article VI, Section C). The ACC's evaluation includes applying these restrictions and the established community standards (ACC Guidelines).

- ACC Guidelines require patios, walkways, pool patios and other hardscaped areas to be constructed with durable materials, such as pavers, stone and concrete.
- The use of gravel or synthetic turf is prohibited.

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

Owner's Signature

Date