

STONEWATER HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC)
LANDSCAPE STRUCTURES CHECKLIST

Landscape structures checklist applies to garden structures (gazebos, pergolas, or similar), and all other accessory structures that extend above grade (covered porches, cabanas, outside kitchens, fireplaces & pits, awnings, or similar).

- ☐ **Attach your Plot Plan which confirms this proposal does not encroach on any easements, or required setbacks.**
- ☐ Attach a copy of your Site Plan illustrating the location and layout of your proposed structure including the following:
 - Dimensions of structure
 - Distance from Lot boundaries and home
 - Location and dimensions of stairways and walkways
- ☐ **Attach a detailed list and description of the type of construction and all exterior materials (include photos), products and finishes for the proposed structure; including the design.**
- ☐ Verify all the following applicable minimum requirements are met (see Northville Township ordinances 170.3.2), as summarized below:
 - When an accessory structure is **structurally attached to the principal building**, it shall be subject to the regulations applicable to principal buildings (**building codes and permitting**). CC&R's Article VI H. requires all structures to comply in all respects with these ordinances. Building permit approvals are subject to verification to ensure compliance.
 - Detached accessory structures are limited to three (3) and the cumulative square footage shall not exceed ½ the occipital square footage (footprint) of the main structure.
 - The placement and design of an accessory structure or use shall not create a negative impact of stormwater runoff.
 - Accessory structures shall not be located in any front yard, within the required side yard setback, and must be at least five (5) feet from the rear Lot line. An exception is made for decks, porches, patios, terraces or similar; and for a walkway up to three (3) feet six (6) inches for access. There is an exception for front porches/patios, which may not extend more than twelve (12) feet into the front yard.
 - Height shall not exceed fourteen (14) feet and railings shall not exceed three (3) feet. Accessory structures also shall not impede the view from neighboring Lots or become an annoyance or nuisance (CC&R, Article VII F.).

- Garden structures must be attached to a deck or patio, may not exceed 150 square feet and may not be located in the required side yard setback.
- Some prohibited structures include: sheds, boat houses, animal shelters, tree houses, and car ports (Rules & Regulations, Article I, Section 1.03).

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

Owner's Signature

Date