

STONEWATER HOMEOWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE (ACC)
LANDSCAPING 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 infringe on any easements, flood plains or required setbacks.
- ☐ Attach a copy of your landscape plan illustrating the location and layout for each landscaping element drawn to scale from an overhead view. 3D rendering maybe required for more complex projects.
 - The landscaping plan shall be designed by an approved professional landscaper. The ACC will waive this requirement for small projects, provided all the necessary specifications are met.
 - If any existing landscaping element is being removed, it shall be labeled "removed" on the landscape plan submitted, and note what will replace that element. Note: Tree removal must include grinding out the stump and grade restoration.
 - If the Plot Plan contains any easements, manholes, or drainage grates, the landscape drawing must disclose the exact location of the easement boundary.
 - If the modification is within 10 feet of the shoreline, lake front lot owners must also include the shoreline area in the landscaping plan and complete the Shoreline and Dock checklist.
 - Northville Township §170-24.10 M. "Plant materials shall be located at least four feet from a fence line or property line." and E. "All landscaped areas shall be irrigated."
 - Northville Township §170-24.10 Q. "The overall landscape plan shall not contain more than 33% of any one species."
 - All landscaping beds must include the installation of mulch/landscaping stones (and color) and be disclosed in the submission.
 - Landscape lighting shall be submitted with a completed Exterior Lighting checklist.
- ☐ **Attach a detailed list of all landscape materials, both hardscapes and plantings, sizes, quantities, mulching material, and colors including the approximate dimensions of all hardscapes.** Include photos of any visible hardscaping, mulch or landscaping stones for approval.
- ☐ Verify all the following applicable minimum requirements are met (See Covenants, Conditions, and Restrictions (CC&R's) Article VII, Section P, Q Paragraphs 1-4, R 5-7 and Northville Township ordinances §170-24.10-11), as summarized below,

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

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.

Landscape Material Requirements:

Ornamental Trees – Deciduous trees with a minimum 2.5-inch caliper: can include Bradford Pears, Serviceberries, Japanese Maples, Dogwoods, Cherry, etc. The tree's caliper is measured by using calipers (either manual or digital) to measure the trunk's diameter 6 inches above the ground level (or the top of the root ball if container-grown). The expected height at planting is 12 feet for standard varieties, and **all deciduous ornamental trees shall be at least 6 foot in height.**

Shade Trees – Deciduous canopy trees with a minimum 3-inch caliper: can include Norway Maple, Pin Oak, Paper Birch, River Birch, etc. Prohibited trees include ash, silver maple, elms and other trees that are listed in Northville Township Ordinance §170-24.10 W.). Shade tree's caliper is measured by using calipers (either manual or digital) to measure the trunk's diameter 6 inches above the ground level (or the top of the root ball if container-grown). The expected height at planting is 16-18 feet for most varieties.

Evergreen Trees – Minimum of 12 feet tall: can include Austrian/White Pine, Norway/Colorado Blue Spruce, White Spruce, and Douglas/Concolor Fir. Arborvitaes and dwarf evergreen varieties will not be included in the minimum tree requirement, if less than 12 feet tall and must meet the minimum shrub height requirement when used for that purpose.

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 (tightly spaced with some adjacent branches touching).** At least 50% of all shrubs shall be evergreen. Shrubs can include **evergreen varieties**, such as: boxwood, yew, holly, 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 (not matching). Provide a picture for color and material approval. White, purple, and blue stones are prohibited. Mulching materials must be installed at a 3" depth.

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

Ornamentation (Landscaping Lighting, Fountains, Statuary, Lawn Ornaments, Planters, large boulders, etc.) – Provide photos, dimensions and locations for approval. Excessive ornamentation is prohibited (Rules Section 1.03).

Evergreen Screening Requirements:

Landscape screening shall consist of tightly spaced plantings to form a complete visual barrier by having some of the adjacent branches touching at installation. Deciduous plant materials may be used to supplement evergreens, provided a complete visual barrier is maintained throughout the year.

Mechanical equipment, such as ground-mounted HVAC units, air compressors, pool pumps, transformers, satellite dish antennas, utility substations 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.

Swimming Pools - All swimming pool areas shall be landscaped to minimize the visual impact upon adjacent residences and shall not be visible from the road. All swimming pool mechanical equipment will be located in rear yard of the Dwelling, will not extend past the side of the Dwelling, and will be **fully concealed** (evergreen screening). **Owner must complete and attach the Pool Checklist when installing a new pool.**

Air Conditioning Units (includes Stand-by 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 the Generator/AC Unit Checklist when installing new equipment.

Antennae. No exterior antennae, receiving devices, or **satellite dishes**, of any kind or nature whether freestanding or mounted upon any Dwelling or other Structure shall be permitted, except that the Architectural Control Committee, in the exercise of its sole and absolute discretion, may allow a Lot Owner to install a so-called "mini-dish" (not to exceed 18 inches in diameter) which should be located on the Lot in a location that is **fully-screened from view** and approved by the Architectural Control Committee. A variance for camouflaging will be considered on a case-by case basis.

Refuse and Stored Materials. – Waste shall be kept in a sanitary container, **properly concealed from public view**. If waste containers are stored outside, the location must have written ACC approval and be completely screened with evergreen landscaping (Rules Section 3.04).

- ☐ I understand, I am liable for any damage to service facilities and utilities (CC&R Article VII, Section U.). You may not:
- Install any structure, plant, or other material which may damage or interfere with the installation, operation, and maintenance of such service facilities and utilities thereon.

- Change the builder's finished grade or drainage which may change, obstruct or retard the flow or direction of water in and through drainage in the easements without Northville Township approval.
- Nor make any change, which may obstruct or retard the flow of surface water or be detrimental to the property of others.

☐ Verify all the following applicable material staging requirements will be met (See Rules 3.02), as summarized below:

Commercial vehicles and trucks that are making pickups or deliveries or providing services to a Homeowner are permitted during normal business hours and must not park in a fire lane (located on at least one side of all streets, and both sides where there are cul-de-sacs or boulevards islands).

Delivery and staging of landscaping or other materials (i.e., mulch, compost, shrubs, pavers, etc.) must be placed on the Homeowner's Lot/driveway and may not obstruct the street or sidewalks.

Homeowners must secure prior written ACC/Board approval for temporary storage of a roll off container, port-a-potty, or other construction-related obstructions. These materials can only be temporarily installed for a reasonable amount of time.

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

Owner's Signature

Date